

# ***CONSENT AGENDA***

CITY OF FULSHEAR  
Registration & Permit Department  
Ph: (281) 346- 1796 fax: (281) 346-2556  
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat The Brooks at Cross Creek Ranch Section 2 / Final Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: 1-31-17

City Secretary

Processed  
 Returned for additional data

BY: K. Kopf DATE: 1-13-2017

Planning Commission Review

Approved  
 Returned for additional data

ENGINEER'S CORRECTIONS MADE.

BY: APL DATE: 3 FEB 2017

City Council Review

Approved  
 Returned for additional data

BY: \_\_\_\_\_ DATE: \_\_\_\_\_



**CITY OF FULSHEAR**  
 PO Box 279 / 30603 FM 1093  
 Fulshear, Texas 77441  
 Phone: 281-346-1796 ~ Fax: 281-346-2556  
 www.fulsheartexas.gov

**Subdivision/Development Platting Application**

Date: 01/13/2017 Date Received by the City of Fulshear: \_\_\_\_\_

Subdivision: THE BROOKS AT CROSS CREEK SECTION TWO Development: CROSS CREEK RANCH

**SUBMITTAL OF PLAT: (Check Appropriate Selection)**

Preliminary  Final  Short Form Final  
 Replat  Vacation Plat  Admin. (Minor) Plat  
 Amending Plat

**TYPE OF PLAT: (Check Appropriate Selection)**

Single-Family Residential  Zero Lot Line/ Patio Home  Multi-Family Residential  
 Planned Development  Commercial  Industrial

Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

Legal Description: 9.794 ACRES OUT OF THE M. AUTREY SURVEY, A-100

Variance:  Yes (Attach a Copy of Approval Letter)  No

Total Acreage: 9.794  
 Number of Streets: 5  
 Number of Lots: 39  
 Number and Types of Reserves: 4  
 Total Acres in Reserve: 0.9701

**Owner:** CCR LOAN SUBSIDIARY1, L.P.  
**Address:** 5005 RIVERWAY, STE. 500  
**City/State:** HOUSTON, TX 77056  
**Telephone:** 713-960-9977  
**Email Address:** \_\_\_\_\_

**Engineer/Planner:** BGE, INC.  
**Contact Person:** TREY DEVILLIER  
**Telephone:** 713-488-8204  
**Fax Number:** 281-558-9701  
**Email Address:** tdevillier@bgeinc.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b>	<u>\$939.85</u>
Park Fees (due at Final Plat Application)	_____

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

SIGNATURE

TREY DEVILLIER

TYPED OR PRINTED NAME/TITLE

01/13/2017

DATE

January 31, 2017

**Engineering Review**

Final Plat  
The Brooks at Cross Creek Ranch Section Two  
City of Fulshear, Texas

For Information Only:

1. This plat will create 39 lots in two (2) Blocks with four (4) Reserves that cover a total of 9.794 acres.
2. These lots will have one (1) point of access, Park Terrace Lane off of West Cross Creek Bend.
3. A typical Lot in this section appears to be 50-foot by 120-foot with a 25-foot Front Building Line.

Recommendations:

I recommend that this Final Plat of The Brooks at Cross Creek Ranch Section Two be approved with care being given to insure that the Lien Holder's spelling is the same from the Lien Holder's Subordination (separate document) to what is shown on the City Planning Letter.

A handwritten signature in black ink, appearing to read "Clay & Leyendecker", with a long horizontal line extending to the right.

## Kimberly Kopecky

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**From:** Diana Offord  
**Sent:** Thursday, February 02, 2017 10:31 AM  
**To:** Kimberly Kopecky  
**Subject:** FW: THE BROOKS AT CROSS CREEK RANCH SECTION TWO - FINAL PLAT - COMMENTS RESPONSE LETTER  
**Attachments:** 2017-2-1\_BROOKS SEC 2\_FINAL PLAT COMM RESP LTR\_scan.pdf

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**From:** Trey DeVillier [mailto:TDeVillier@bgeinc.com]  
**Sent:** Wednesday, February 01, 2017 5:04 PM  
**To:** David Leyendecker (davidleyen@aol.com)  
**Cc:** Diana Offord; Sharon Valiante; Michelle Killebrew; CJ Snipes; Gerald Grissom; Karena Hauter  
**Subject:** THE BROOKS AT CROSS CREEK RANCH SECTION TWO - FINAL PLAT - COMMENTS RESPONSE LETTER

Mr. Leyendecker,

Please find attached comment response for the subject plat. Please contact me if you have any questions or require any additional information.

Thank you.

**Trey DeVillier | Platting Technician**

BGE, Inc.  
10777 Westheimer, Suite 400  
Houston, Texas 77042  
Tel: 281-558-8700 x8204  
Direct: 713-488-8204  
Fax: 281-558-9701  
[tdevillier@bgeinc.com](mailto:tdevillier@bgeinc.com)  
[www.bgeinc.com](http://www.bgeinc.com)



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**Disclaimer:** My e-mail address has changed! Please update your contacts with my new [@bgeinc.com](mailto:@bgeinc.com) address.

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February 1, 2017

Clay & Leyendecker, Inc.  
Attn: Mr. David Leyendecker  
1350 Avenue D  
Katy, Texas 77493

*Sent via email*

Re: THE BROOKS AT CROSS CREEK RANCH SECTION TWO -- Response to Final Plat Comments

Dear Mr. Leyendecker:

Below is our itemized list of responses to the Engineering Review comments, dated January 31 2017, regarding the above referenced plat. If you have any questions, or require any additional information, please do not hesitate to call.

**A. I recommend that this Final Plat of the Brooks at Cross Creek Ranch Section Two be approved with care being given to insure that the Lien Holder's spelling is the same from the Lien Holder's Subordination (separate document) to what is shown on the City Planning Letter.**

*RESPONSE: The Lien Subordination has been corrected and will be included with the completed recordation package.*

Sincerely,

A handwritten signature in black ink, appearing to read 'Trey DeVillier', is written over the typed name.

Trey DeVillier  
Platting Tech

cc: D. Offord, City Secretary  
Sharon Vallante, Director of Public Works  
Michelle Killebrew, Building Official  
CJ Snipes, City Manager

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BGE, Inc. • 10777 Westheimer Road, Suite 400 • Houston, Texas 77042 • 281-558-8700 • www.bgeinc.com



Stewart Title Company  
10720 West Sam Houston Pkwy N.,  
Suite 200  
Houston, TX 77064  
(713) 892-8818 Phone  
Fax

January 10, 2017

File No.: 1790002CPL

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 29th day of December, 2016, the last Deed that we find, of record, reflects the record owner to be: CCR Loan Subsidiary 1, L.P., a Texas limited partnership

Legal Description:

DESCRIPTION OF A 9.794 ACRE TRACT OF LAND SITUATED  
IN THE M. AUTREY SURVEY, ABSTRACT NO. 100  
CITY OF FULSHEAR  
FORT BEND COUNTY, TEXAS

BEING a 9.794 acre (426,622 square foot) tract of land situated in the M. Autrey Survey, Abstract No. 100, City of Fulshear, Fort Bend County, Texas and being a portion of a called 239.7 acre tract (Tract 10) of land as described in an instrument to CCR Loan Subsidiary 1, L.P., recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2016059209, said 9.794 acre tract of land described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southeast corner of WILLOWS AT CROSS CREEK RANCH SECTION ONE, a subdivision plat recorded under Plat No. 20160198 of the Fort Bend County Plat Records (F.B.C.P.R.) and the northeast corner of the herein described tract, lying on the west right-of-way line of West Cross Creek Bend Lane (70 feet wide) as shown on WEST CROSS CREEK BEND LANE EXTENSION NO 3, a subdivision plat recorded under Plat No. 20160195 of the F.B.C.P.R., and being the beginning of a non-tangent curve to the left, from which its center bears N 59° 25'28" E, 3,035.00 feet;

**THENCE**, along and with said west right-of-way line of said West Cross Creek Bend Lane, the following courses and distances:

In a southeasterly direction, along said curve to the left, a distance of 391.13 feet, having a radius of 3,035.00 feet, a central angle of 07°23'02" and a chord which bears S 34° 16'02" E, 390.85 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

S 37°57'33" E, a distance of 240.05 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southeast corner of the herein described tract and the northeast corner of THE BROOKS AT CROSS CREEK RANCH SECTION ONE, a subdivision plat recorded under Plat No. 20150309

of the F.B.C.P.R.;

THENCE, along and with the north line of said THE BROOKS AT CROSS CREEK RANCH SECTION ONE, the following courses and distances:

N 85°28'00" W, a distance of 42.66 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a non-tangent curve to the right, from which its center bears N 85°28'00" W, 50.00 feet;

In a southwesterly direction, along said curve to the right, a distance of 95.05 feet, having a radius of 50.00 feet, a central angle of 108°55'28" and a chord which bears S 58°59'44" W, 81.37 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of reverse curvature to the left;

In a westerly direction, along said curve to the left, a distance of 16.09 feet, having a radius of 25.00 feet, a central angle of 36°52'12" and a chord which bears N 84°58'38" W, 15.81 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said north line;

S 16°56'46" W, a distance of 139.07 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said north line;

S 31°35'16" W, a distance of 14.14 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said north line;

S 76°12'40" W, a distance of 464.31 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said north line;

N 70°40'09" W, a distance of 139.02 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southwest corner of the herein described tract and the northwest corner of said THE BROOKS AT CROSS CREEK RANCH SECTION ONE, lying on the west line of said 239.7 acre tract, same being the west line of a called 60 feet wide Seaway Pipeline easement as recorded under Volume 862, Page 672 and Volume 1914, Page 2104 both of the Fort Bend County Deed Records, and also under F.B.C.C.F. No. 9622059;

THENCE, N 13°24'44" W, along and with the west line of said 239.7 acre tract, a distance of 537.86 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northwest corner of the herein described tract and the southwest corner of said WILLOWS AT CROSS CREEK RANCH SECTION ONE;

THENCE, along and with the south line of said WILLOWS AT CROSS CREEK RANCH SECTION ONE, the following courses and distances:

N 76°35'16" E, a distance of 233.43 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said south line;

N 72°22'13" E, a distance of 47.84 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said south line;

N 58°32'29" E, a distance of 96.58 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said south line;

N 51°40'45" E, a distance of 142.82 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in said south line;

N 59°25'27" E, a distance of 55.78 feet to the **POINT OF BEGINNING** and containing 9.794 acres (426,622 square feet) of land.



Subject to the following:

1. Restrictions:

Restrictive Covenants as set forth under Clerk's File No. 2005003096, 2009026093 and 2010127400 of the County Clerk Official Records of Fort Bend County, Texas.

Restrictive Covenants as set forth in that Community Charter For Cross Creek Ranch recorded under Clerk's File Nos. 2008039552, and 2008054441, of the Official Records of Fort Bend County, Texas. **(Encumbered only by filing a Supplement)**

2. Easements/Other Exceptions:

Utility easement 7 feet in width as set forth by Plat No. 20160198 of the Plat Records of Fort Bend County, Texas. (affects proposed Lots 17 thru 24, Block 1)

Storm and Sanitary sewer easement 15 feet in width as set forth by Plat No. 20160195 of the Plat Records of Fort Bend County, Texas. (affects proposed Reserve C)

A portion of that certain Storm sewer easement 20 feet in width as set forth in instrument recorded under Clerk's File No. 2016083536 of the Official Records of Fort Bend County, Texas. (affects proposed Reserve A)

Water line easement 20 feet in width as set forth by Plat No. 20160195 of the Plat Records of Fort Bend County, Texas. (affects proposed Lot 28, Block 1 and a portion Reserve C)

Rules and regulations by the Texas Commission on environmental Quality Rules for On-Site Sewage Facilities located on the subject property as reflected by that Affidavit To The Public Certification Of OSSF Requiring Maintenance recorded under Clerk's File Nos. 2007050326 and 2009075716 of the Official Records of Fort Bend County, Texas. ( 1214.16 acres A-321; 1214.62 acres A-100)

All charges, liens, and assessments payable to Cross Creek Ranch Community Association Inc., including that lien to secure the payment thereof, recorded under Clerk's File No. 2008039552 of the Official Records of County, Texas. This lien being subordinate to any recorded mortgage liens. **(Applies only when annexed by filing a supplement)**

Cross Creek Ranch Foundation Fee as set forth and created in that Foundation Supplemental Amendment To The Community Charter For Cross Creek Ranch recorded under Clerk's File No. 2008054441 of the Official Records of Fort Bend County, Texas. This lien is subordinate to any first mortgage of record. **(Applies only when annexed by filing a supplement)**

Certificate Of Formation Of Cross Cross Creek Ranch Community Association, Inc., as attached to that Management Certificate For Cross Creek Ranch recorded under Clerk's File No. 2008054615 of the Official Records of Fort Bend County, Texas. **(For Information Purposes Only)**

Memorandum of Development Agreement dated November 16, 2006, by and between the City of Fulshear, Texas, TMI, INC., and THE STODDARD GROUP, LTD, recorded under Clerk's File No. 2007001836 of the Official Records of Fort Bend County, Texas.

Waiver Of Special Appraisal For The Benefit Of Fort Bend County Municipal Utility District No. 171 recorded under Clerk's File No. 2009035249 of the Official Records of Fort Bend County, Texas.

Waiver Of Special Appraisal For The Benefit Of Fort Bend County Municipal Utility District No. 172 recorded under Clerk's File No. 2011008643 of the Official Records of Fort Bend County, Texas.

Waiver Of Special Appraisal For The Benefit Of Fort Bend County Municipal Utility District No. 173 recorded under Clerk's File No. 2011008641 of the Official Records of Fort Bend County, Texas.

Cross Creek Ranch Community Association, Inc., Document Retention, Access, Production And Copy Policy, recorded under Clerk's File No. 2012006437 of the Official Records of Fort Bend County, Texas. **(Applies**

**only when annexed by filing a supplement)**

Cross Creek Ranch Community Association, Inc. Solar Energy devices And Roofing Materials Policy recorded under Clerk's File No. 2012006438 of the Official Records of Fort Bend County, Texas. **(Applies only when annexed by filing a supplement)**

Cross Creek Ranch Community Association, Inc., display Of Religious Items Policy, recorded under Clerk's File No. 2012006439 of the Official Records of Fort Bend County, Texas. **(Applies only when annexed by filing a supplement)**

Cross Creek Ranch Community Association, Inc., Flag Display Policy, recorded under Clerk's File No. 2012006443 of the Official Records of Fort Bend County, Texas. **(Applies only when annexed by filing a supplement)**

Cross Creek Ranch Community Association, Inc., Rain Barrel Policy, recorded under Clerk's File No. 2012006444 of the Official Records of Fort Bend County, Texas. **(Applies only when annexed by filing a supplement)**

Cross creek Ranch community Association, Inc., Collection Policy And Payment Plan Guidelines, recorded under Clerk's File No. 2012016697 of the Official Records of Fort Bend County, Texas. **(Applies only when annexed by filing a supplement)**

Memorandum Of Preferential Purchase Right Agreement dated April 12, 2012, by and between CCR TEXAS HOLDINGS, LP, a Delaware limited liability company ("Grantor"), and TRENDMAKER HOMES, INC., a Texas corporation ("Grantee"), and recorded under Clerk's File No. 2012038961 of the Official Records of Fort Bend County, Texas, and subject to the terms, conditions and provisions contained therein.

Partial Assignment And Assumption Of Founder's Rights dated effective as of April 12, 2012, by TRENDMAKER HOMES, INC., a Texas corporation as assignor to CCR TEXAS HOLDINGS LP, a Delaware limited partnership as assignee, and recorded under Clerk's File No. 2012038962 of the Official Records of Fort Bend County, Texas, and relating to the "Assigned Founder's Rights" described in that Community Charter For Cross Creek Ranch recorded under Clerk's File No. 2008039552 of the Official Records of Fort Bend County, Texas.

**3. Liens/Misc:**

Construction Deed of Trust (with Assignment of Leases and Rents, Security Agreement and Fixture Filing) dated June 2, 2016, recorded in/under Clerk's File No. 2016059211 of the Official Records of Fort Bend County, Texas, executed by CCR Loan Subsidiary 1, L.P., a Texas limited partnership, securing the payment of one note in the principal amount of \$25,000,000.00, bearing interest and payable as therein provided to the order of U.S Bank National Association d/b/a Housing Capital Company. Said lien being given in renewal and extension of those certain liens recorded in/under Clerk's File Nos. 2014024651, 2014024652, 2014024653, 2013019470, 2013019472, 2015119957, 2015119959, 2015119986 of the Official Records of Fort Bend County, Texas.

Collateral Assignment of Construction Documents, Design Contracts, Plans, Licenses, Builder Lot Contracts and Permits recorded under Clerk's File No. 2016059212 of the Official Records of Fort Bend County, Texas.

Collateral Assignment of MUD Proceeds recorded under Clerk's File No. 2016059213 of the Official Records of Fort Bend County, Texas.

Intercreditor Agreement dated June 2, 2016 by and among CCR Loan Subsidiary 1, L.P., a Texas limited partnership and U.S Bank National Association d/b/a Housing Capital Company and CCR Texas Holdings LP, a Delaware limited partnership and CCR Texas Lender Inc., an Ontario corporation and PSPIB-CCR Inc., a Canadian corporation and CCR Texas Agent Inc., an Ontario corporation, as set forth in instrument recorded under Clerk's File No. 2016059210 of the Official Records of Fort Bend County, Texas.

Vendors Lien retained in Deed dated April 12, 2012, recorded in/under Clerk's File No. 2012038964 of the Official Public Records, securing the payment of one note in the principal amount of \$9,000,000.00, bearing interest and payable as therein provided to the order of CCR Texas Lender, Inc., and one note in the principal

amount of \$81,000,000.00, bearing interest and payable as therein provided to the order of PSPIB\_CCR, Inc., and additionally secured by Deed of Trust of even date therewith executed by CCR Texas Holdings LP, and recorded in/under Clerk's File No. 2012038977 of the Official Public Records of Fort Bend County, Texas, for the benefit of CCR Texas Agent Inc., as Agent. (Covers other property also)

(i). Said lien additionally secured by a Collateral Assignment Of Notes And Liens recorded in/under Clerk's File No. 2012054544 of the Official Records of County, Texas.

(ii). Said lien subject to the terms, conditions and provisions of that Amended And Restated Intercreditor Agreement recorded under Clerk's File No. 2014033471 of the Official Public Records of Fort Bend County, Texas.

Construction Deed of Trust and Security Agreement and Assignment of Rents and Fixture Filing dated April 12, 2012, recorded in/under Clerk's File No. 2012038977 of the Official Records of Fort Bend County, Texas, executed by CCR Texas Holdings LP., a Delaware limited partnership, securing the payment of one note in the principal amount of \$90,000,000.00, (which Loan is evidenced and secured by (i) that certain Promissory Note, dated as of the date hereof, in the maximum principal amount of \$9,000,000 made by Grantor in favor of CCR TEXAS LENDER INC. ("Note A"), (ii) that certain Promissory Note, dated as of the date hereof, in the maximum principal amount of \$81,000,000 made by Grantor in favor of PSPIB-CCR INC. ("Note B") bearing interest and payable as therein provided to the order of CCR Texas Agent, Inc., an Ontario corporation, in its capacity as agent for lenders, and being additionally secured by Vendors Lien retained in Deed of even date therewith and recorded in/under Clerk's File No. 2012038960 of the Official Records of Fort Bend County, Texas. (Cover other property also)

Said lien additionally secured by Collateral Assignment of Note and Liens recorded in/under Clerk's File No. 2012054544 of the Official Records of Fort Bend County, Texas.

We require a copy of the limited partnership agreement, and all amendments thereto, in order to determine who is authorized to execute documents in connection with the closing of this transaction. We require satisfactory evidence that said limited partnership is registered with the Secretary of State and is in good standing. The Company requires the joinder of all general partners and evidence of the consent of all of the limited partners to the closing of this transaction, where appropriate.

No examination has been made as to Abstracts of Judgments, State or Federal Tax Liens, the status of taxes, tax suits or paving assessments.

This letter is issued for platting purposes only. Liability of Stewart Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

The letter is issued with the express understanding, evidenced by the acceptance thereof, that Stewart Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty or warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party. Stewart Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. **You agree to release, indemnify and hold harmless Stewart Title Company because of any negligence by Stewart Title Company (whether sole, joint or otherwise) for any claim, loss, liability or damages arising out of this report.** This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,  
Stewart Title Company

A handwritten signature in black ink, appearing to read "Sharon Seibert". The signature is written in a cursive style with a large initial 'S'.

for Anthony DeBorde  
Anthony DeBorde/Sharon Seibert  
Commercial Acreage Examiner Senior

**LIENHOLDER'S SUBORDINATION TO DEDICATION**

THE STATE OF TEXAS  
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted that certain 9.794 acres of land out of the M. Autry Survey, Abstract 100, Fort Bend County, Texas, which property was surveyed and platted on \_\_\_\_\_ by, Brown & Gay Engineers, Inc. and known as THE BROOKS AT CROSS CREEK RANCH SECTION TWO, recorded at Plat Number \_\_\_\_\_ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent for the lenders, is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2012038960, 2012038964, 2012038977, 2012054544, 2013019470, 2013019472, 2014024651, 2014024652, 2014024653, 2014033471, 2015119957, 2015119959, 2015119986 and 2016059210 of the Real Property Records of Fort Bend County, Texas, and, in its capacity as the agent, is the agent for the holders of promissory notes secured by said lien, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of THE BROOKS AT CROSS CRBEK RANCH SECTION TWO.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of \$10.00 and other good and valuable consideration this day paid by CCR TEXAS HOLDINGS LP, a Delaware limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of THE BROOKS AT CROSS CREEK RANCH SECTION TWO and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of THE BROOKS AT CROSS CREEK RANCH SECTION TWO and the dedications, terms, and provisions evidenced thereby.

The said lienholder does hereby WARRANT and REPRESENT that it is the agent for the present owners and holders of the notes and the lien given to secure the payment of the same and have not assigned the same nor any part thereof.

EXCEPT as expressly modified hereby, the lien shall remain in full force and effect.

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

PROVINCE OF ONTARIO  
COUNTRY OF CANADA

I, \_\_\_\_\_, a Notary Public in and for said Province, DO HEREBY CERTIFY, that \_\_\_\_\_, personally known to me to be the \_\_\_\_\_ of CCR TEXAS AGENT INC., an Ontario corporation, in its capacity as agent of CCR Texas Lender Inc. and PSPIB-CCR Inc., whose name is subscribed to the within instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument thereto as such \_\_\_\_\_ of said corporation, as his free and voluntary act and as the free and voluntary act and deed of said corporation as agent on behalf of said entities, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public  
My commission expires: Commission For Life

AFTER RECORDING RETURN TO:  
Trey DeVillier  
Brown & Gay Engineers, Inc.  
10777 Westheimer, Suite 400  
Houston, TX 77042

**LIENHOLDER'S SUBORDINATION TO DEDICATION**

THE STATE OF TEXAS  
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted that certain 9.794 acres of land out of the M. Austry Survey, Abstract 100, Fort Bend County, Texas, which property was surveyed and platted on \_\_\_\_\_ by, Brown & Gay Engineers, Inc. and known as THE BROOKS AT CROSS CREEK RANCH SECTION TWO, recorded at Plat Number \_\_\_\_\_ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston Capital Company, a national banking association is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2013019470, 2013019472, 2014024651, 2014024652, 2014024653, 2015119957, 2015119959, 2015119986, 2016059210, 2016059211, 2016059212 and 2016059213 of the Real Property Records of Fort Bend County, Texas, and, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of THE BROOKS AT CROSS CREEK RANCH SECTION TWO.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of \$10.00 and other good and valuable consideration this day paid by CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of THE BROOKS AT CROSS CREEK RANCH SECTION TWO and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of THE BROOKS AT CROSS CREEK RANCH SECTION TWO and the dedications, terms, and provisions evidenced thereby.

The said lienholder does hereby WARRANT and REPRESENT that it is the agent for the present owners and holders of the notes and the lien given to secure the payment of the same and have not assigned the same nor any part thereof.

EXCEPT as expressly modified hereby, the lien shall remain in full force and effect.

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston Capital Company, a national banking association

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day, personally appeared \_\_\_\_\_ of U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston Capital Company, a national banking association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

AFTER RECORDING RETURN TO:  
Trey DeVillier  
Brown & Gay Engineers, Inc.  
10777 Westheimer, Suite 400  
Houston, TX 77042



December 16, 2015

City of Fulshear  
30603 FM 1093  
Fulshear, TX 77441

**Re: Bonterra At Cross Creek Ranch Sec. 2**

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated December, 2015.

At this time, CenterPoint Energy has no objection associated with the general layout and utility easements as exhibited on said plat.

In cases where utility easements are overlapping with drainage or other specific or pre-existing easements, CenterPoint Energy will require exclusive easements.

Upon completion of CenterPoint Energy's facility designs, dedicated utility easements may be determined inadequate by CenterPoint Energy. In these cases, the developer, his successors or assigns, will be required to provide CenterPoint Energy with exclusive easements.

This letter does not give consent to any encroachments, abandonments of pre-existing easements, roads, alleys or street right-of-ways. Abandonment of any of the above requires a formal review, consent and closure process.

If there are any questions, please contact Samantha Richards at 713.207.6362 or Sandra Goodall at 713.207.6347.

Sincerely,

A handwritten signature in black ink that reads "Samantha Richards". The signature is written in a cursive style and is positioned above a horizontal dashed line.

Samantha Richards  
Right of Way Agent

C: Trey DeVillier <tdevillier@browngay.com>

PLR15.453



December 13, 2015

Mr. Trey DeVillier  
Platting Technician  
Brown & Gay Engineers, Inc.  
10777 Westheimer, Suite 400  
Houston, TX 77042

**Re: Bonterra at Cross Creek Ranch Section Two**

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated December 2015

At this time, Comcast Cable has no objection associated with the general layout and utility easements as exhibited on said plat.

In cases where utility easements are overlapping with drainage or other specific or pre-existing easements, Comcast Cable will require exclusive easements.

Upon completion of Comcast Cable's facility design, if so required, dedicated utility easements may be determined inadequate by Comcast Cable. In these cases, the developer, his successors or assigns, will be required to provide Comcast with exclusive easements.

This letter does not give consent to any encroachments, abandonments of pre-existing easements, roads, alleys, or street right-of-ways. Abandonment of any of the above requires a formal review, consent and closure process.

Please feel free to contact me at 713-637-5025 with any questions that you may have.

Sincerely,

Chris Grey  
Construction Supervisor, Design and Serviceability





Southwest OSPE  
1110 Louise St  
Rosenberg, Texas 77471

T: 281-341-4130  
F: 281-341-4289  
mj524k.att.com

December 9, 2015


Trey DeVillier/ Platting Technician  
Brown & Gay Engineers, Inc.  
10777 Westheimer, Suite 400  
Houston, Texas 77042

Re: BONTERRA AT CROSS CREEK RANCH SECTION 2- No Objection Letter

Dear Mr. DeVillier:

AT&T is pleased to respond to your request for approval of subdivision plans received for the above referenced project. AT&T places facilities within Utility Easements and/or public rights-of-way adjacent to property requiring service. The easements as shown on the plat provided are adequate for AT&T service requirements. If you have any questions or comments, please contact me.

Sincerely,

  
Michael Jones  
Manager Engineering - Design



VICINITY MAP  
N.T.S.

GENERAL NOTES

- "U.L." indicates "Utility Easement".
- "D.L." indicates "Dedication".
- "R.L.E." indicates "Water Line Easement".
- "P.L.E." indicates "Water Meter Easement".
- "F.H.E." indicates "Fire Hydrant Easement".
- "S.W.S.E." indicates "Sewer Sewer Easement".
- "S.T.S.E." indicates "Storm Sewer Easement".
- "D.E." indicates "Drainage Easement".
- "A.L.E." indicates "Aerial Easement".
- "F.C.C.P. No." indicates "Fort Bend County Clerk's File Number".
- "F.C.C.P. No." indicates "Plat Record of Fort Bend County".
- "F.C.C.P. No." indicates "Deed Records of Fort Bend County".
- The coordinates shown herein are Texas State Central Zone No. 4304 State Plane Grid Coordinates (SPGCS) and may be brought to surface by multiplying by the following obtained scale 1.000107.
- Bearing orientation is based on the Texas Coordinate System, South Central Zone 4304, NAD83 and is referenced to WEST CROSS CREEK ROAD LANE EXTENSION NO. 2.
- There is no observable evidence of any pipelines within the boundaries of the subject tract, and that based on the title research provided by City Planning Letter prepared by Stearns Title Company, File No. 17460020, and dated December 29, 2010 that there are no pipeline easements or records within the boundaries of the subject tract except as shown hereon.
- The property line in the Unshaded Zone "X" forces delineated to be outside the 500 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated areas, Map Number 4515700036, Revised April 2, 2014.
- Found 1/2-inch Iron Pipe (2 1/2" O.D.) of one stamped "Broom & Guy" on all 2012 boundary corners unless otherwise indicated.
- All utility 14 feet Utility Easements shown extend 7 feet on each side of a common lot line unless otherwise indicated.
- All of the property subdivided in the foregoing plat is within the incorporated boundaries of the CITY of Fullshear, Texas.
- The 20 feet Water Line Easement [L.E.] recorded by Plat No. 20100406, F.C.C.P.A., is hereby abandoned, in its entirety, as indicated hereon upon execution of this plat.

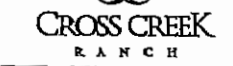
# THE BROOKS AT CROSS CREEK RANCH SECTION TWO

A SUBDIVISION OF 9.794 ACRES OF LAND LOCATED IN THE M. AUTREY SURVEY, A-100 CITY OF FULLSHEAR, FORT BEND COUNTY, TEXAS

LOTS: 30 RESERVES: 4 BLOCKS: 2  
SCALE: 1"=60' DATE: JANUARY, 2017

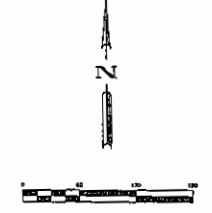
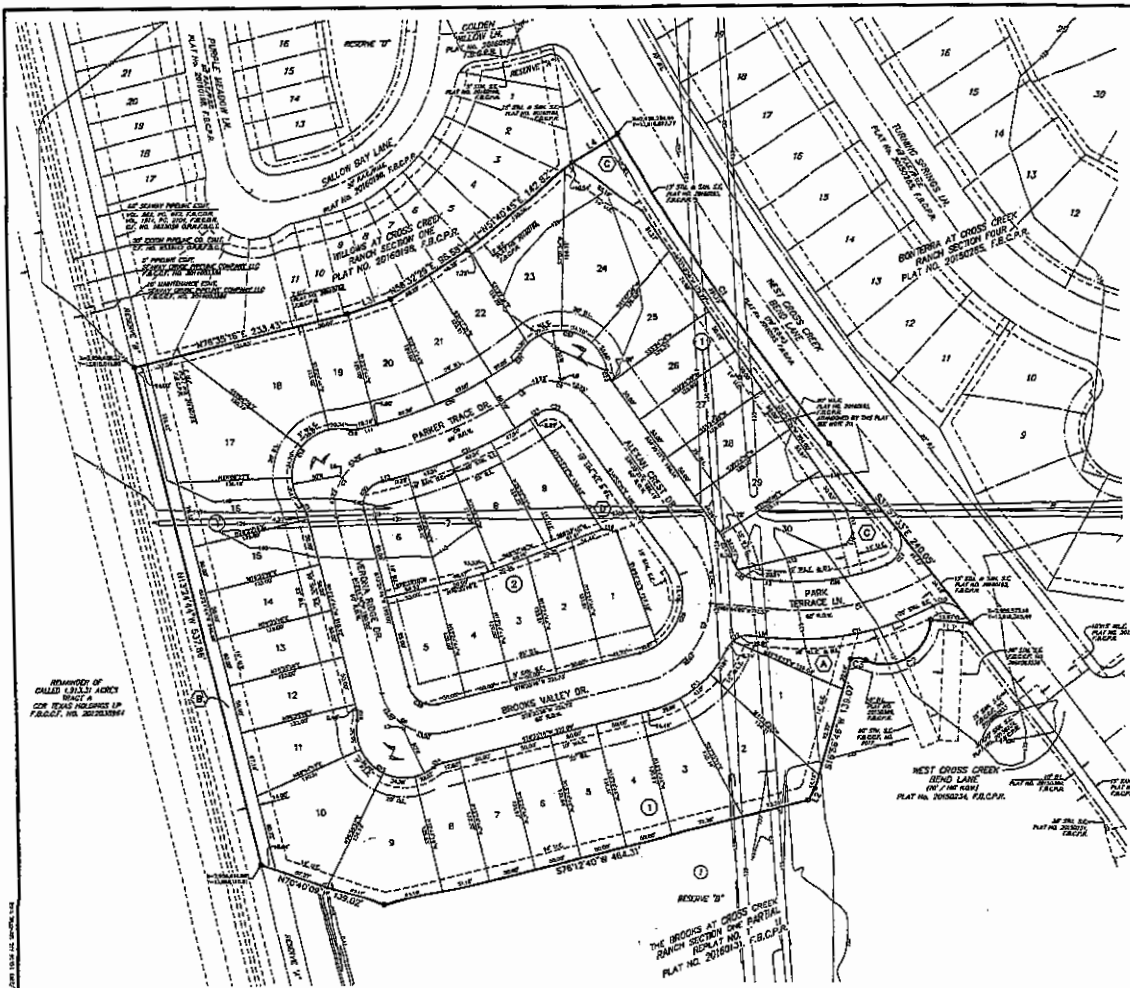
DRAWN BY: CHR LOAN DESIGNARY, L.P.A.  
15025 WINDYBUSH, SUITE 500  
HOUSTON, TEXAS 77060  
(713) 282-1300  
LARRY ANDERSON

PREPARED BY: BOB LUTHERY & ASSOCIATES, INC.  
2000 CROSS RANCH BLVD., #A-259  
PLAT, TEXAS 77424  
(281) 370-2540  
KARLENA MAUTNER, P.E.



CROSS CREEK RANCH

BGI, Inc.  
15777 Westheimer, Suite 400, Houston, TX 77040  
Tel: 281-460-8200 www.bgi.com  
TSP# Registration No. P-14046  
TSP# License Surveying Term No. 30166-02  
KARLENA MAUTNER, P.E.



DESCRIPTION OF A 9.794 ACRES TRACT OF LAND SITUATED IN THE M. AUTREY SURVEY, SECTION 10, 100 CITY OF FULLSHEAR, FORT BEND COUNTY, TEXAS

BEING 8,791 more (842,822 square feet) tract of land situated in the M. Autrey Survey, Abstract No. 100, City of Fullshear, Fort Bend County, Texas and being a portion of a certain 226.7 acre tract (Tract 10) of land owned by F.C.C.P. No. 20100406, being the same as described in said plat, being the same as described by and in said plat as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped "Broom & Guy" found for the southeast corner of WILLIAM AT CROSS CREEK RANCH SECTION ONE, a subdivision plat recorded under the authority of the Fort Bend County Clerk's Office (F.C.C.P. No. 20100406), and the northeast corner of said certain described tract, going on the west-southwest line of said Cross Creek Ranch Lot 13 (25 feet wide) as shown in said CROSS CREEK ROAD LANE EXTENSION NO. 2, a subdivision plat recorded under Plat No. 20100406, and being the beginning of a metes-and-bounds line in the left, from which the other bearings N 89° 23' 25" E, 3, 536.60 feet;

THENCE, along and with said west-southwest line of said said Cross Creek Ranch Lot 13, the following courses and distances:

N 89° 23' 25" E, a distance of 43.44 feet to a 1/2-inch iron pipe with cap stamped "Broom & Guy" found for the beginning of a metes-and-bounds line to the right, from which the other bearings are as follows:

In a westerly direction, along said curve to the left, a distance of 93.00 feet, having a radius of 2,226.50 feet, a central angle of 30° 52' 00" and a chord which bears S 21° 32' 42" E, 188.29 feet to a 1/2-inch iron pipe with cap stamped "Broom & Guy" found for the point of tangency;

S 37° 22' 32" E, a distance of 100.23 feet to a 1/2-inch iron pipe with cap stamped "Broom & Guy" found for the northeast corner of the herein described tract and the northeast corner of the BLOCK AT CROSS CREEK RANCH SECTION ONE, a subdivision plat recorded under Plat No. 20100406, and being the beginning of a metes-and-bounds line in the left, from which the other bearings are as follows:

N 89° 23' 25" E, a distance of 126.27 feet to a 1/2-inch iron pipe with cap stamped "Broom & Guy" found for an angle point in said north line;

S 31° 21' 10" E, a distance of 14.14 feet to a 1/2-inch iron pipe with cap stamped "Broom & Guy" found for an angle point in said north line;

N 70° 50' 37" E, a distance of 122.02 feet to a 1/2-inch iron pipe with cap stamped "Broom & Guy" found for an angle point in said north line;

S 70° 12' 42" E, a distance of 44.21 feet to a 1/2-inch iron pipe with cap stamped "Broom & Guy" found for an angle point in said north line;

N 70° 50' 37" E, a distance of 122.02 feet to a 1/2-inch iron pipe with cap stamped "Broom & Guy" found for the southeast corner of the herein described tract and the northeast corner of the BLOCK AT CROSS CREEK RANCH SECTION ONE, a subdivision plat recorded under Plat No. 20100406, and being the beginning of a metes-and-bounds line in the left, from which the other bearings are as follows:

THENCE, in a southerly direction, along said curve to the left, a distance of 836.80 feet to a 1/2-inch iron pipe with cap stamped "Broom & Guy" found for the northeast corner of the herein described tract and the northeast corner of the BLOCK AT CROSS CREEK RANCH SECTION ONE, a subdivision plat recorded under Plat No. 20100406, and being the beginning of a metes-and-bounds line in the left, from which the other bearings are as follows:

N 89° 23' 25" E, a distance of 43.44 feet to a 1/2-inch iron pipe with cap stamped "Broom & Guy" found for an angle point in said north line;

N 70° 50' 37" E, a distance of 122.02 feet to a 1/2-inch iron pipe with cap stamped "Broom & Guy" found for an angle point in said north line;

N 89° 23' 25" E, a distance of 126.27 feet to a 1/2-inch iron pipe with cap stamped "Broom & Guy" found for an angle point in said north line;

N 31° 21' 10" E, a distance of 14.14 feet to a 1/2-inch iron pipe with cap stamped "Broom & Guy" found for an angle point in said north line;

N 89° 23' 25" E, a distance of 126.27 feet to the POINT OF BEGINNING and containing 8,791 more (842,822 square feet) of land.

Bearing orientation is based on the Texas Coordinate System, South Central Zone 4304, NAD83 and is referenced to WEST CROSS CREEK ROAD LANE EXTENSION NO. 2, as shown hereon.

RESERVE	ACREAGE / SQUARE FEET	RESTRICTION
(A)	0.1932 AC. / 8,388 S.F.	LANDSCAPE / OPEN SPACE
(B)	0.1743 AC. / 7,583 S.F.	LANDSCAPE / OPEN SPACE
(C)	4.3883 AC. / 19,127 S.F.	LANDSCAPE / OPEN SPACE
(D)	4.9282 AC. / 214,129 S.F.	LANDSCAPE / OPEN SPACE

CHORD DATA

NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
L1	842.82	0° 00' 00"	0.00		0.00
L2	188.29	30° 52' 00"	188.29	S 21° 32' 42" E	81.37
L3	100.23	37° 22' 32"	100.23	S 37° 22' 32" E	64.84
L4	126.27	23° 00' 00"	126.27	N 23° 00' 00" E	108.76
L5	93.00	100° 00' 00"	93.00	N 89° 23' 25" E	148.58
L6	2,226.50	30° 52' 00"	2,226.50	S 21° 32' 42" E	979.78
L7	122.02	50° 37' 00"	122.02	S 31° 21' 10" E	77.78
L8	44.21	70° 12' 42"	44.21	S 70° 12' 42" E	28.07
L9	122.02	10° 37' 00"	122.02	N 70° 50' 37" E	77.72
L10	2,226.50	70° 12' 42"	2,226.50	N 89° 23' 25" E	348.27
L11	122.02	79° 50' 37"	122.02	N 70° 50' 37" E	174.21
L12	126.27	89° 23' 25"	126.27	S 89° 23' 25" E	37.07
L13	126.27	89° 23' 25"	126.27	N 89° 23' 25" E	68.28
L14	126.27	89° 23' 25"	126.27	S 89° 23' 25" E	18.83
L15	126.27	89° 23' 25"	126.27	N 89° 23' 25" E	62.84
L16	126.27	89° 23' 25"	126.27	S 89° 23' 25" E	18.83

CHORD DATA

NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C17	33.69	34° 59' 00"	16.68	N 55° 33' 16" E	10.86
C18	50.99	138° 54' 09"	122.02	S 21° 32' 42" W	52.84
C19	25.00	24° 57' 53"	15.25	N 89° 23' 42" E	10.67
C20	435.00	31° 59' 30"	162.17	N 49° 23' 07" E	154.30
C21	24.00	33° 00' 00"	12.04	N 43° 23' 34" E	6.97
C22	33.69	138° 54' 09"	122.02	N 21° 32' 42" E	52.84
C23	25.00	24° 57' 53"	15.25	S 23° 04' 42" E	10.67
C24	138.00	172° 47' 42"	35.78	N 23° 40' 25" W	38.41
C25	25.00	67° 47' 33"	12.54	S 30° 52' 00" E	23.89
C26	245.00	27° 05' 12"	115.19	N 61° 56' 42" E	115.10
C27	33.69	138° 54' 09"	48.37	N 13° 40' 00" E	33.93
C28	60.00	111° 02' 32"	116.42	N 23° 52' 54" E	60.00
C29	25.00	89° 30' 30"	38.27	S 31° 21' 10" E	28.38
C30	25.00	89° 30' 30"	38.27	S 31° 21' 10" E	28.38
C31	490.00	30° 21' 18"	168.27	N 68° 28' 07" E	168.44
C32	25.00	89° 31' 42"	38.28	N 74° 06' 02" E	28.89

STATE OF TEXAS  
COUNTY OF FORT BEND

We, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, acting by and through Larry R. Johnson, President of CCR Loan Sub 1, L.L.C., a Texas limited liability company, its General Partner, owner hereinafter referred to as Owners of the 9.794 acre tract described in the above of THE BROOKS AT CROSS CREEK RANCH SECTION TWO, do hereby make and establish said subdivision and development plan of said property according to all laws, regulations, restrictions, and notices on said more or less, and hereby dedicate to the use of the public for use, all streets (except those streets designated as private streets, or permanent access easements), alleys, paths, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

OWNER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements. From a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (A.E. and A.C.) as indicated and depicted herein, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

OWNER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements. From a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (A.E. and A.C.) as indicated and depicted herein, whereby the aerial easement totals thirty feet (30' 0") in width.

OWNER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any public utility lines or public streets, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

OWNER, we do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all water, sewer, utility, electric, gas, and drainage ditches located in said subdivision, as necessary for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

OWNER, we do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, utility, creek or natural drainage may shall hereby be restricted to keep such drainage ways open and unobstructed. Buildings, accessory structures and other obstructions to the operation and maintenance of the drainage facilities and that such obstructions shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

OWNER, we do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of THE BROOKS AT CROSS CREEK RANCH SECTION TWO where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public all public utility easements shown in said adjacent areas.

IN TESTIMONY WHEREOF, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, acting by and through CCR Loan Sub 1, L.L.C., a Texas limited liability company, its General Partner, has caused these presents to be signed by Doug Guff, its Vice President, whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

Witness my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership  
By: CCR Loan Sub 1, L.L.C., a Texas limited liability company, its General Partner

By: Larry R. Johnson  
President

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Larry R. Johnson, President of CCR Loan Sub 1, L.L.C., a Texas limited liability company, the General Partner of CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Jeff S. Hays  
Notary Public in and for the State of Texas  
Commission Expires: \_\_\_\_\_

I, Michael Voss, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was ordered from an actual survey of the property made under my supervision on the ground that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron or other suitable permanent metal pipes or rods having an outside diameter of not less than three quarters (3/4) inch and a length of not less than three (3) feet and that the plat boundary corners have been tied to the nearest survey corner.

Michael Voss, A.P.L.S.  
Texas Registration No. 6133

I, Warren B. Jester, a Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of the City of Fulshear, to the best of my knowledge.

Warren B. Jester, P.E.  
Texas Registration No. 102103  
Broom & Gay Engineers, Inc.  
TSPC Registration No. P-1040

This plat of THE BROOKS AT CROSS CREEK RANCH SECTION TWO is approved by the City Planning Commission of the City of Fulshear, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

By: \_\_\_\_\_  
City Secretary

This plat of THE BROOKS AT CROSS CREEK RANCH SECTION TWO was approved on \_\_\_\_\_ by the City of Fulshear City Council and signed on this \_\_\_\_\_ day of \_\_\_\_\_, 2017; provided, however, this approval shall be invalid and null and void unless the plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

By: \_\_\_\_\_  
City Secretary

I, Laura Rinkens, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 2017, at \_\_\_\_\_ o'clock \_\_\_\_\_ in Plat Number \_\_\_\_\_ of the plat records of said county.

Witness my hand and seal of office, at Richmond, Texas. The day and date last above written.

Laura Rinkens  
County Clerk  
Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy



VICINITY MAP  
N.T.S.

# THE BROOKS AT CROSS CREEK RANCH SECTION TWO

A SUBDIVISION OF 9.794 ACRES OF LAND  
LOCATED IN THE M. AUTREY SURVEY, A-100  
CITY OF FULSHEAR,  
FORT BEND COUNTY, TEXAS

LOTS: 30 RESERVES: 4 DATE: JANUARY, 2017  
SCALE: 1"=60'

OWNER: CCR LOAN SUBSIDIARY 1, L.P.  
5008 JEFFERSON, SUITE 530  
HOUSTON, TEXAS 77056  
(713) 862-8977  
LARRY JOHNSON

LAND PLANNER: BOE HENRY, CLAUDY & ASSOCIATES, INC.  
2351 CROSS CREEK BLVD., #A-230  
KATY, TEXAS 77454  
ERIC STROUSS  
KATHRYN EDWARDS



BGE, Inc.  
18777 Westheimer, Suite 400, Houston, TX 77056  
Tel: 281-558-8700 • www.bgeinc.com  
TSPC Registration No. F-6048  
TSPUS License# Surveying Plan No. 101085-00  
KARENHA HAUTER, P.E.

CITY OF FULSHEAR  
Registration & Permit Department  
Ph: (281) 346- 1796 fax: (281) 346-2556  
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Trace Section 2 - Street Dedication / Final Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: 1-31-17

City Secretary

Processed  
 Returned for additional data

BY: X. Xopf DATE: 1-17-2017

Planning Commission Review

Approved  
 Returned for additional data

BY: Arena DATE: 3 FEB 2017

City Council Review

Approved  
 Returned for additional data

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

January 31, 2017  
**Engineering Review**

Final Plat - Tamarron Trace Section 2  
Street Dedication  
City of Fulshear, Texas

**For Information only:**

1. This plat will create approximately 770-foot of new street right-of-way (100-foot width) for Tamarron Trace.
2. The new street right-of-way will extend from Yellow Preserve Drive on the South for approximately 770-foot North.
3. This tract is located in the E.T.J. of the City of Fulshear and will need the approval of both Fort Bend County and the City of Fulshear.

**Recommendations:**

I recommend that this Final Plat of Tamarron Trace Section 2 Street Dedication be approved as submitted.





CITY OF FULSHEAR  
 PO Box 279 / 30603 FM 1093  
 Fulshear, Texas 77441  
 Phone: 281-346-1796 ~ Fax: 281-346-2556  
 www.fulsheartexas.gov

**Subdivision/Development Platting Application**

Date: 01-10-2017 Date Received by the City of Fulshear: 01-16-2017  
 Subdivision: TAMARRON TRACE 2 STD Development: TAMARRON

**SUBMITTAL OF PLAT: (Check Appropriate Selection)**

Preliminary  Final  Short Form Final  
 Replat  Vacation Plat  Admin. (Minor) Plat  
 Amending Plat

**TYPE OF PLAT: (Check Appropriate Selection)**

Single-Family Residential  Zero Lot Line/ Patio Home  Multi-Family Residential  
 Planned Development  Commercial  Industrial

Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

Legal Description: 2.017 ACRES IN THE MICAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS

Variance:  Yes (Attach a Copy of Approval Letter)  No

Total Acreage: 2.017  
 Number of Streets: 2  
 Number of Lots: 0  
 Number and Types of Reserves: 0  
 Total Acres in Reserve: 0

Owner: D.R. HORTON TEXAS, LTD.  
 Address: 14100 SW FREEWAY, SUITE 500  
 City/State: SUGAR LAND, TEXAS 77478  
 Telephone: 281-566-2100  
 Email Address: \_\_\_\_\_

Engineer/Planner: LJA ENGINEERING, INC.  
 Contact Person: GEOFF FREEMAN  
 Telephone: 713-358-8830  
 Fax Number: \_\_\_\_\_  
 Email Address: gfreeman@ljaengineering.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b> \$550.43	
Park Fees (due at Final Plat Application)	_____

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

Geoffrey A. Freeman / Platting Manager 01-10-2017  
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

**DHI TITLE OF CENTRAL TEXAS  
14100 Southwest Freeway, Suite 510  
Sugar Land, Texas 77478**

**CITY PLANNING LETTER**

January 12, 2017

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 6th day of January, 2017, we find the following:

**Record Owner:**

D. R. Horton-Texas, Ltd., a Texas limited partnership

**Recording Instrument:**

Special Warranty Deed, executed by BFH Mining, Ltd., a Texas limited partnership to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated December 31, 2012, recorded in Document No. 2013000056 of the Official Public Records of Fort Bend County, Texas.

**Legal Description:**

**TAMARRON TRACE SECTION 2 STREET DEDICATION**

**DESCRIPTION OF  
2.017 ACRES  
TAMARRON TRACE SECTION 2  
STREET DEDICATION**

Being 2.017 acres of land located in the Micajah Autry Survey, Abstract 100, Fort Bend County, Texas, more particularly being a portion of that certain called 631.26 acre tract conveyed to D. R. Horton - Texas, LTD by an instrument of record under File Number 2013000056 of the Official Public Records of said Fort Bend County (F.B.C.O.P.R.) and being a portion of Reserve "A" as shown on Tamarron Lift Station Site No. 1, a subdivision of record on Plat Number 20140185 of the Plat Records of said Fort Bend County (F.B.C.P.R.), said 2.017 acre tract

being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83, Epoch 2010.00);

COMMENCING for reference at a 5/8-inch iron rod with cap stamped "LJA ENG" found marking the northeast corner of Reserve "B" as shown on said Tamarron Lift Station Site No. 1, same point being on the westerly line of said Reserve "A";

Thence, 160.28 feet along the westerly line of said Reserve "A", the easterly line of said Reserve "B" and along the arc of a tangent curve to the left, having a radius of 1,440.00 feet, a central angle of  $06^{\circ} 22' 38''$  and a chord which bears South  $01^{\circ} 47' 27''$  West, 160.20 feet to the POINT OF BEGINNING of the herein described tract;

Thence, North  $86^{\circ} 36' 08''$  East, 100.00 feet to the northeast corner of the herein described tract, the beginning of a curve;

Thence, 13.22 feet along the arc of a non-tangent curve to the left, having a radius of 1,340.00 feet, a central angle of  $00^{\circ} 33' 55''$  and a chord which bears South  $01^{\circ} 40' 49''$  East, 13.22 feet to a point for corner;

Thence, South  $01^{\circ} 57' 47''$  East, 669.11 feet to a point for corner, the beginning of a curve;

Thence, 47.12 feet along the arc of a tangent curve to the left, having a radius of 30.00 feet, a central angle of  $90^{\circ} 00' 00''$  and a chord which bears South  $46^{\circ} 57' 47''$  East, 42.43 feet to a point for corner;

Thence, South  $01^{\circ} 57' 47''$  East, 80.00 feet to a point for corner, the beginning of a curve;

Thence, 47.12 feet along the arc of a non-tangent curve to the left, having a radius of 30.00 feet, a central angle of  $90^{\circ} 00' 00''$  and a chord which bears South  $43^{\circ} 02' 13''$  West, 42.43 feet to a point for corner;

Thence, South  $88^{\circ} 02' 13''$  West, 100.00 feet to a point for corner, the beginning of a curve;



Thence, 47.12 feet along the arc of a non-tangent curve to the left, having a radius of 30.00 feet, a central angle of 90° 00' 00" and a chord which bears North 46° 57' 47" West, 42.43 feet to a point for corner;

Thence, North 01° 57' 47" West, 80.00 feet to a point for corner, the beginning of a curve;

Thence, 47.12 feet along the arc of a non-tangent curve to the left, having a radius of 30.00 feet, a central angle of 90° 00' 00" and a chord which bears North 43° 02' 13" East, 42.43 feet to a point for corner;

Thence, North 01° 57' 47" West, 669.11 feet to a point for corner, the beginning of a curve;

Thence, 14.21 feet along the arc of a tangent curve to the right, having a radius of 1,440.00 feet, a central angle of 00° 33' 55" and a chord which bears North 01° 40' 49" West, 14.21 feet to the POINT OF BEGINNING and containing 2.017 acres of land.

**1. Deed Restrictions:**

None of record.

**2. Easements and other encumbrances (Oil, Gas and other Minerals excluded):**

Assignment of Utility Rights recorded in Document No. 2005115747, Official Public Records of Fort Bend County, Texas.

Unrecorded development agreement by and between the City of Fulshear, Texas, and Tamarron Lakes, L. P., as evidenced by Memorandum of Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Grazing Lease by and between BFH Mining, Ltd., Lessor, and Bar M Cattle Company, Lessee, recorded in Document No. 2010127261, corrected in Document No. 2011001553, of the Official Public Records of Fort Bend County, Texas. Assignment and Assumption of Grazing Lease,

from BFH Mining, Ltd., to D.R. Horton – Texas, Ltd., recorded in Document No. 2013000062 of the Official Public Records of Fort Bend County, Texas.

Texas Commission on Environmental Quality Notice of Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008063993, and Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008064844, both of the Official Public Records of Fort Bend County, Texas.

Notice of Intention to Introduce a Bill in the Legislature of Texas, pertaining to the Fulshear Parkway Improvement District, recorded in Document No. 2013025598 of the Official Public Records of Fort Bend County, Texas.

Memorandum of Fulshear Parkway Private Participation Agreement, dated August 30, 2013, recorded in Document No. 2013119270 of the Official Public Records of Fort Bend County, Texas.

Natural Gas Pipeline Easement by and Between D. R. Horton-Texas, Ltd. and SiEnergy, L. P. recorded in Document No. 2014098654, Official Public Records of Fort Bend County, Texas.

All easements, building setback lines, restrictions and dedications as set out on the plat of Tamarron Lift Station No. 1 recorded in Plat No. 20140185, Plat Records of Fort Bend County, Texas.

The rights of Fort Bend County Municipal Utility District No. 182 to levy taxes and issue bonds. Easements, and other matters, to be created by the proposed plat.

**3. Lien Holders:** None of record.

No examination has been made as to oil, gas or other minerals, or documents affecting the title thereto, abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall inure to the benefit of PLATTING. Liability of Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party, Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. **YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY**

TITLE COMPANY (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,

A handwritten signature in black ink, appearing to read "Walker", with a long horizontal flourish extending to the right.

Tatanisha Walker  
DHI Title of Central Texas

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH CHIEF LANDOWNER PRESIDENT, EDNA AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 2.017 ACRES BEING DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON TRACE SECTION 2 STREET DEDICATION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PART OF SAID PROPERTY ACCORDING TO ALL APPLICABLE REGULATIONS AND INSTRUMENTS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOR HIGHWAY PURPOSES ALL STRIPES (EXCEPT THOSE STRIPES DESIGNATED AS PRIVATE STRIPES) APPLICABLE, ALLEYS, PARKS, WATER COURSES, CANALS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONVEYANCES THEREIN CONTAINED, AND DO HEREBY WAIVE AND ASSIGN TO THE PUBLIC AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES UNDISTURBED PERMANENT EASEMENTS, THE APPLICABLE STRIPES EXTENDING HORIZONTALLY AN ADDITIONAL TEN FEET, SIX INCHES (1' 6") FOR TEN FEET (10') PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FORTY FEET (40') PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16') PERMETER GROUND EASEMENTS, FROM A PLAIN SCREEN FEET (14' 0") ABOVE GROUND LEVEL, UPWARD, LOCATED ADJACENT TO AND RECEIVING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH PERMANENT EASEMENTS (ALL AND ALL) AS INDICATED AND SPECIFIED HEREIN, INCLUDING THE APPLICABLE STRIPES TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES UNDISTURBED PERMANENT EASEMENTS, THE APPLICABLE STRIPES SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10') FOR TEN FEET (10') PERMETER GROUND EASEMENTS, OR SEVEN FEET, SIX INCHES (7' 6") FOR FORTY FEET (40') PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16') PERMETER GROUND EASEMENTS, FROM A PLAIN SCREEN FEET (14' 0") ABOVE GROUND LEVEL, UPWARD, LOCATED ADJACENT TO AND RECEIVING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH PERMANENT EASEMENTS (ALL AND ALL) AS INDICATED AND SPECIFIED HEREIN, INCLUDING THE APPLICABLE STRIPES TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY ACKNOWLEDGED TO PREVENT THE EASEMENT OF ANY SERVICE TARIFFS BY ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY EASEMENT, SUCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL STRAIGHT, CURVED, CHANGING, TURNING, BENDING, AND DRAINAGE UTILITIES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. THIS DEDICATION OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE UTILITY SHALL BE OPEN TO PUBLIC VIEW AND ACCESSIBLE TO ALL PERSONS AT ALL TIMES. ANY DRAINAGE UTILITY SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND INSTRUMENTS ON SAID PLAT AND HEREBY DEDICATED TO THE USE OF THE PUBLIC. ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT AREAS.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY WITHIN THE BOUNDARIES OF THE SUBDIVISION AND THE ABOVE AND FOREGOING SUBDIVISION OF TAMARRON TRACE SECTION 2 STREET DEDICATION WITHIN EASEMENT LINES OF PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL EASEMENT LINES AND DEDICATE TO THE USE OF THE PUBLIC. ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT AREAS.

FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "BOND" FOR REGULATION OF GROUND WATERS IN THE CONVEYANCED AREA OF FORT BEND COUNTY, TEXAS, AND DO HEREBY COVENANT AND AGREE TO SHALL, HEREIN IS REFERENCED TO KEEP SUCH BOND IN FULL FORCE AND EFFECT AND TO BE COMPLIED WITHIN THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL EASEMENT LINES AND DEDICATE TO THE USE OF THE PUBLIC. ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT AREAS.

IN WITNESS WHEREOF, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHIEF LANDOWNER, ITS PRESIDENT, THEREAFTER AUTHORIZED.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

D.R. HORTON-TEXAS, LTD.  
A TEXAS LIMITED PARTNERSHIP

BY: \_\_\_\_\_  
CHIEF LANDOWNER, PRESIDENT

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHIEF LANDOWNER PRESIDENT OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, WHOSE NAME TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE DEDICATED THE SAME FOR THE PURPOSES AND CONVEYANCES THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, GARY B. HUNTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM INSTRUMENTED UNDER THE LAWS OF THE STATE OF TEXAS TO PREPARE THE PROFESSIONAL SURVEY AND VERIFY AND CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY LINES UNDER MY SUPERVISION ON THE GROUND. THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF INTEREST HAVE BEEN MARKED WITH IRON OR OTHER SUITABLE PERMANENT METAL PIPES OR MARKS HAVING AN ALTHOUGH DIMENSION OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "L&H" UNLESS OTHERWISE NOTED. (SEE NOTE 12)

GARY B. HUNTER, P.L.L.C.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS LICENSE NO. 5436

I, MELROY F. GAY, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.



MELROY F. GAY, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 65459

THIS PLAT OF TAMARRON TRACE SECTION 2 STREET DEDICATION IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

BY: \_\_\_\_\_  
CITY PLANNING COMMISSION

MARIN WEAVER, VICE-CHAIR

THIS PLAT OF TAMARRON TRACE SECTION 2 STREET DEDICATION WAS APPROVED ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS. APPROVAL SHALL BE IN WRITING AND SHALL VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS THEREAFTER.

JUDY W. ROBERTS, WAIVER

DIANA GORDON OFFORD, CITY SECRETARY

I, EDWARD H. STOLLER, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLETES WITH THE PLAN OF THE EXISTING ALLEYS AND PROVISIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS COURT; HOWEVER, NO CONFORMANCE IS HEREBY CERTIFIED AS TO THE EFFECT OF DRAINAGE FROM THE SUBDIVISION ON THE INTERSECTING EASEMENT INTERIOR OR EXTERIOR STREET OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

EDWARD H. STOLLER, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

MICHAEL M. MORAN, JR.  
PRESIDENT, COUNTY COMMISSIONER

GARY FREDRICK  
PRESIDENT, COUNTY COMMISSIONER

ROBERT C. HESTER  
COUNTY CLERK

W. A. GARDNER, JR.  
PRESIDENT, COUNTY COMMISSIONER

JAMES PATTERSON  
PRESIDENT, COUNTY COMMISSIONER

BEING 2.017 ACRES OF LAND LOCATED IN THE MICHAM ALFREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 621.28 ACRES TRACT CONVEYED TO D. R. HORTON - TEXAS, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 201300058 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY (F.B.C.P.R.) AND BEING A PORTION OF RESERVE "A" AS SHOWN ON TAMARRON LEFT STATION SITE NO. 1, A SUBDIVISION OF RECORD ON PLAT NUMBER 20140185 OF THE PLAT RECORDS OF FORT BEND COUNTY (F.B.C.P.R.); SAID 2.017 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BOUNDARIES REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, EPOCH 2011.00):

COMMENCING FOR REFERENCE AT A 94'-00" HIGH IRON PIPE WITH CAP STAKED "L&H" CAP FOUND MARKING THE INTERSECTION CORNER OF RESERVE "A" AS SHOWN ON SAID TAMARRON LEFT STATION SITE NO. 1, SAID POINT BEING ON THE WESTERLY LINE OF SAID RESERVE "A";

THENCE, 163.28 FEET ALONG THE WESTERLY LINE OF SAID RESERVE "A", THE WESTERLY LINE OF SAID RESERVE "A" AND ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET, A CENTRAL ANGLE OF 08° 32' 35" AND A CHORD WHICH BEARS SOUTH 01° 47' 25" WEST, 163.28 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH BE 36° 06' EAST, 103.00 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, THE BEGINNING OF A CURVE;

THENCE, 13.22 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,340.00 FEET, A CENTRAL ANGLE OF 03° 33' 55" AND A CHORD WHICH BEARS SOUTH 01° 47' 48" EAST, 13.22 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 01° 57' 47" EAST, 288.11 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 47.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90° 00' 00" AND A CHORD WHICH BEARS SOUTH 48° 57' 47" EAST, 42.43 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 01° 57' 47" EAST, 80.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 47.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90° 00' 00" AND A CHORD WHICH BEARS SOUTH 48° 57' 47" WEST, 42.43 FEET TO A POINT FOR CORNER;

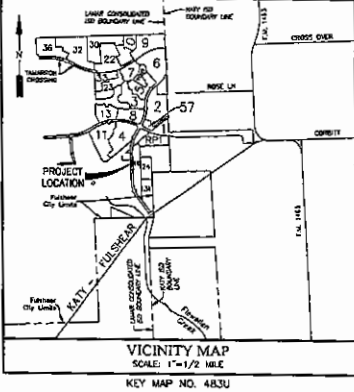
THENCE, 47.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90° 00' 00" AND A CHORD WHICH BEARS NORTH 48° 57' 47" WEST, 42.43 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01° 57' 47" WEST, 80.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 47.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90° 00' 00" AND A CHORD WHICH BEARS NORTH 48° 57' 47" WEST, 42.43 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01° 57' 47" WEST, 889.11 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 14.23 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,440.00 FEET, A CENTRAL ANGLE OF 08° 32' 35" AND A CHORD WHICH BEARS NORTH BY 48° 48' WEST, 14.23 FEET TO THE POINT OF BEGINNING AND CONTAINS 2.017 ACRES OF LAND.



I, LARA RICHMOND, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICITY HAS BEEN FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_, 2017 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, TEXAS, THIS DAY AND DATE LAST ABOVE WRITTEN.

LARA RICHMOND, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

FINAL PLAT OF  
TAMARRON TRACE SECTION 2  
STREET DEDICATION  
A SUBDIVISION OF 2.017 ACRES OF LAND SITUATED IN THE  
MICHAM ALFREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS,  
ALSO BEING A PARTIAL REPLAT OF TAMARRON LEFT STATION SITE NO. 1 AS  
RECORDED IN PLAT NO. 20140185, F.B.C.P.R.

REASON FOR REPLAT:  
TO CONVERT RESERVE "A" TO A PUBLIC RIGHT-OF-WAY  
0 LOTS 0 RESERVES 0 BLOCKS  
JANUARY 13, 2017 JOB NO. 1931-1416  
OWNERS:  
D.R. HORTON-TEXAS, LTD.  
A TEXAS LIMITED PARTNERSHIP  
CHRIS LINHORST, PRESIDENT  
14100 SOUTHWEST FREWAY, SUITE 500, SUGAR LAND, TEXAS 77478  
(281) 866-2100

ENGINEER/SURVEYOR:  
LJA Engineering, Inc.  
2929 Beaumont Drive  
Suite 600  
Houston, Texas 77062  
Phone: 713.963.2200  
Fax: 713.963.5206  
FBN-F-1396  
T.B.P.L.S. Firm No. 10108501

MELROY F. GAY, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 65459  
GARY B. HUNTER, P.L.L.C.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5436

NOTES:

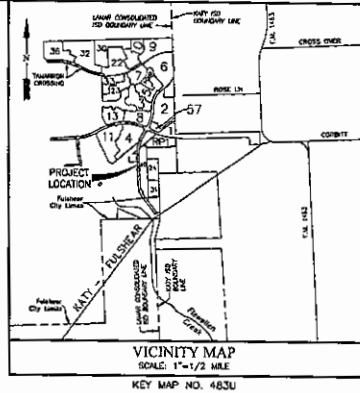
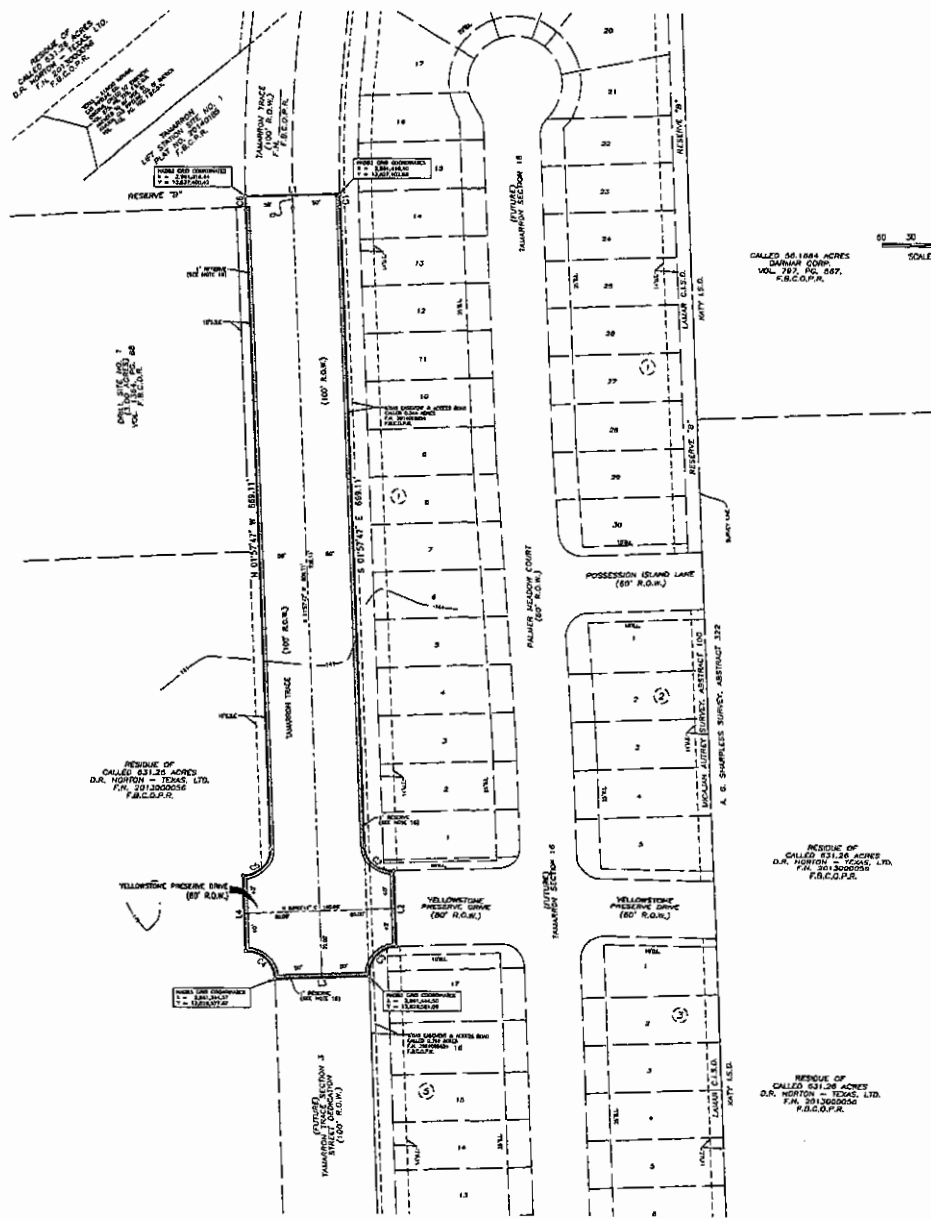
1. BENCHMARK NEIS MONUMENT HICED 56: TOP OF A STAINLESS STEEL REED THAT IS ENCASED IN A 3 INCH PVC PIPE WITH A LEAD CAP STAKED HICED 68 1994. THE POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1443 AND +/- 62.8 FEET NORTH OF THE INTERSECTION OF FM 1443 AND GIBBERICH FARM BLVD. RAY, TX. ELEV. = 1261.21 FEET NAVD83
2. THE BENCHMARK NEIS MONUMENT ITEM 15 IS A BRASS DISK ON A CONCRETE CURE (NOT LOCATED) ALONG THE EAST SIDE OF THE NORTH SIDEWALK OF TAMARRON STREET. THE POINT IS LOCATED +/- 72 FEET SOUTH OF THE CENTERLINE OF THE INTERSECTION OF TAMARRON TRACE AND TAMARRON PARKWAY. ELEV. = 1429.9 FEET MGS 84
3. TO ADJUST TO FORT BEND CO. LIGHT DATA FOR 0.2 FEET.
4. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-83.
5. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
6. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY THE DEPT. OF CENTRAL TEXAS, EFFECTIVE SEPTEMBER 3, 2016 AND ISSUED SEPTEMBER 9, 2016. THE SURVEYOR HAS NOT ABSTRACTED THE BLOOD RECORDS.
7. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, FORT BEND SUBDIVISION DISTRICT FOUR BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND THE CITY OF FULSHEAR AND FORT BEND COUNTY.
8. THE SUBDIVISION LIES WITHIN UNDEVELOPED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 42102C DATED, REVISED APRIL 2, 2014, DURING 48 HOURS OUTSIDE THE 100-YEAR FLOOD PLAINING LAZ DOES NOT WARRANT FOR SURVIVAL TO THE NEARBY OR SCALE OF 500 YEARS.
9. APPROVAL OF THIS PLAT WILL BE REQUIRED FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
10. THE PROPOSED WATER MAINLINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
11. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE DISTRICT FOUR BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND THE CITY OF FULSHEAR AND FORT BEND COUNTY.
12. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF STumps, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
13. ALL PROPERTY TO GRAB INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
14. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ZONE NO. 3.
15. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4004 STATE PLANE GRID COORDINATES (PROJ) AND MAY BE SUBJECT TO SURFACE BY APPLYING THE FOLLOWING CORRECTION SCALE 1.0001181910M.
16. SIGNALLING SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL SIGNALIZED INTERSECTIONS WITHIN THIS PLAT AND ON THE CENTERLINE RIGHT-OF-WAY OF ALL PERMANENT HIGHWAYS SURROUNDING THIS PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
17. FUTURE-OWNERS (LEFT) HIGH SIGN BOOTS THREE (3) FEET IN LENGTH WITH PLASTIC CAP MARKED "LA" DO NOT SET ON ALL PERMANENT BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
18. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETECTOR FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182.
19. ONE-FOOT RESERVE BENCHMARK TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OF THE ROAD AND STREETS WHERE SIGN POSTS AND SIGNAGE MOUNTS. THE CENTERLINE OF SUCH DETECTOR FACILITY SHALL BE KEPT CLEAR OF STumps, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DETECTOR FACILITY. THE FEE TITLE HERETO SHALL REVERT TO AND BE REVERT TO THE DETECTOR, HIS HEIR, ASSIGNS OR SUCCESSORS.

LINE	BEARING	DISTANCE
L1	N 82°30' E	100.00
L2	S 82°30' W	100.00
L3	S 82°30' W	100.00
L4	N 82°30' E	100.00

CURVE	BEARING	BETA	ARC	CHORD	CHORD BEARING
C1	194°42'	93.73°	13.87'	13.87'	S 91°18' W
C2	304°	90.00°	43.07'	43.07'	S 44°57' W
C3	304°	90.00°	43.07'	43.07'	S 44°57' W
C4	304°	90.00°	43.07'	43.07'	N 45°03' W
C5	304°	90.00°	43.07'	43.07'	N 45°03' W
C6	144°00'	93.73°	13.87'	13.87'	N 82°30' E
C7	144°00'	93.73°	13.87'	13.87'	S 82°30' E

LEGEND

- BL. INDICATES BUILDING LINE
- UL. INDICATES UTILITY EASEMENT
- DL. INDICATES DRAINAGE EASEMENT
- WLL. INDICATES WATER MAIN EASEMENT
- SE.E. INDICATES SEWER EASEMENT
- SM.S.E. INDICATES STORM SEWER EASEMENT
- F.B.C.P.A. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.A.N. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.P.A. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.A. INDICATES FORT BEND COUNTY DEED RECORDS
- R.A.R. INDICATES RIGHT-OF-WAY
- R.E. INDICATES EASEMENT
- P.O.C. INDICATES POINT OF COMMENCEMENT
- P.O.B. INDICATES POINT OF BEGINNING
- P.M. INDICATES FILE NUMBER
- NEL. INDICATES NEIS



FINAL PLAT OF  
**TAMARRON TRACE SECTION 2**  
**STREET DEDICATION**  
 A SUBDIVISION OF 2,017 ACRES OF LAND SITUATED IN THE  
 MICAHAM AUSTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS,  
 ALSO BEING A PARTIAL REPEAT OF TAMARRON LEFT STATION SITE NO. 1 AS  
 RECORDED IN PLAT NO. 20140185, F.B.C.P.A.

REASON FOR REPEAT:  
 TO CONVERT RESERVE "X" TO A PUBLIC RIGHT-OF-WAY  
 0 LOTS    0 RESERVES    0 BLOCKS

JANUARY 13, 2017    JOB NO. 1831-1416

OWNERS:  
**D.R. HORTON-TEXAS, LTD.**  
 A TEXAS LIMITED PARTNERSHIP  
 CHRIS LINDHORST, PRESIDENT

14100 SOUTHWEST FRIEWAY, SUITE 500, SUGAR LAND, TEXAS 77478  
 (281) 566-2100

ENGINEER/SURVEYOR:  
**LJA Engineering, Inc.**

3799 Damppart Drive    Phone 713.953.9200  
 Suite 610    Fax 713.953.9226  
 Houston, Texas 77042    FIRM# 036  
 T.B.P.L.S. Permit No 1012561

MELROY F. GAY, P.E.    GARY A. HUTTER, R.L.S.  
 LICENSED PROFESSIONAL ENGINEER    REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS LICENSE NO. 65449    TEXAS REGISTRATION NO. 5436

CITY OF FULSHEAR  
Registration & Permit Department  
Ph: (281) 346- 1796 fax: (281) 346-2556  
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Trace Section 3 - Street Dedication / Final Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: 1-31-17

City Secretary

Processed  
 Returned for additional data

BY: K. Kopf DATE: 1-17-2017

Planning Commission Review

Approved  
 Returned for additional data

BY: Allen DATE: 3 FEB 2017

City Council Review

Approved  
 Returned for additional data

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

January 31, 2017

**Engineering Review**

Final Plat - Tamarron Trace Section 3  
Street Dedication  
City of Fulshear, Texas

**For Information only:**

1. This plat will create approximately 2000-foot of new street right-of-way (100-foot width) for Tamarron Trace.
2. The new street right-of-way will extend from Yellow Preserve Drive on the North to its intersection with Katy-Fulshear Road on the South.
3. This tract is located in the E.T.J. of the City of Fulshear and will need the approval of both Fort Bend County and the City of Fulshear.

**Recommendations:**

I recommend that this Final Plat of Tamarron Trace Section 3 Street Dedication be approved as submitted.





**CITY OF FULSHEAR**  
 PO Box 279 / 30603 FM 1093  
 Fulshear, Texas 77441  
 Phone: 281-346-1796 ~ Fax: 281-346-2556  
 www.fulsheartexas.gov

**Subdivision/Development Platting Application**

Date: 01-12-2017 Date Received by the City of Fulshear: 01-16-2017

Subdivision: TAMARRON TRACE 3 STD Development: TAMARRON

**SUBMITTAL OF PLAT: (Check Appropriate Selection)**

- Preliminary
- Replat
- Amending Plat
- Final
- Vacation Plat
- Short Form Final
- Admin. (Minor) Plat

**TYPE OF PLAT: (Check Appropriate Selection)**

- Single-Family Residential
- Planned Development
- Zero Lot Line/ Patio Home
- Commercial
- Multi-Family Residential
- Industrial

Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

Legal Description: 5.254 ACRES IN THE MICAJAH AUTREY SURVEY, A-100 & THE A.G. SHARPLESS SURVEY, A-332, FORT BEND COUNTY, TEXAS

Variance:  Yes (Attach a Copy of Approval Letter)  No


Total Acreage: 5.254  
 Number of Streets: 1  
 Number of Lots: 0  
 Number and Types of Reserves: 0  
 Total Acres in Reserve: 0

Owner: D.R. HORTON TEXAS, LTD.  
 Address: 14100 SW FREEWAY, SUITE 500  
 City/State: SUGAR LAND, TEXAS 77478  
 Telephone: 281-566-2100  
 Email Address: \_\_\_\_\_

Engineer/Planner: LJA ENGINEERING, INC.  
 Contact Person: GEOFF FREEMAN  
 Telephone: 713-358-8830  
 Fax Number: \_\_\_\_\_  
 Email Address: gfreeman@ljaengineering.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b>	<u>\$631.35</u>
Park Fees (due at Final Plat Application)	_____

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

      Geoffrey A. Freeman / Platting Manager      01-12-2017  
 SIGNATURE      TYPED OR PRINTED NAME/TITLE      DATE



**DHI TITLE OF CENTRAL TEXAS  
14100 Southwest Freeway, Suite 510  
Sugar Land, Texas 77478**

**CITY PLANNING LETTER**

January 10, 2017

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 4th day of January, 2017, we find the following:

**Record Owner:**

D. R. Horton-Texas, Ltd., a Texas limited partnership

**Recording Instrument:**

Special Warranty Deed, executed by BFH Mining, Ltd., a Texas limited partnership to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated December 31, 2012, recorded in Document No. 2013000056 of the Official Public Records of Fort Bend County, Texas.

**Legal Description:**

**TAMARRON SECTION 32 (Proposed Plat)**

Being 37.545 acres of land located in the J. D. Vermillion Survey, Abstract 339, Fort Bend County, Texas, more particularly being a portion of that certain called 686.0183 acre tract (described as Tract I) conveyed to D.R. Horton – Texas, LTD by an instrument of record under File Number 2013000056 of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 37.545 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83);

COMMENCING for reference at a 1-inch iron pipe found for the northwest corner of said 686.0183 acre tract, same being an angle corner on the south line of that certain called 1,352.43 acre tract conveyed to Fort Bend Jordan Ranch LP by an instrument of record under File Number

2015027940, F.B.C.O.P.R., also being on the easterly line of that certain called 473.246 acre tract conveyed to Harrison Interests LTD by an instrument of record in Volume 1289, Page 625 in the Deed Records of Fort Bend County, Texas (F.B.C.D.R.) and described in Volume 528, Page 132, F.B.C.D.R., and said point being on the common survey line of said J. D. Vermillion Survey and the J. G. Bennett Survey, Abstract 611, Fort Bend County, Texas;

Thence, North  $87^{\circ} 51' 41''$  East, along the north line of said 686.0183 acre tract and a south line of said 1,352.43 acre tract, 999.85 feet to the POINT OF BEGINNING of the herein described tract, same being the northwest corner of that certain called 4.0000 acre tract (described as Well Site No. 1) by an instrument of record in File Number 2005052339, F.B.C.O.P.R.;

Thence, North  $87^{\circ} 51' 41''$  East, continuing along the north line of said 686.0183 acre tract and a south line of said 1,352.43 acre tract, 1,470.21 feet to a point for corner;

Thence, South  $01^{\circ} 03' 58''$  East, departing the north line of said 686.0183 acre tract and a south line of said 1,352.43 acre tract, 1,155.27 feet to a point for corner;

Thence, South  $76^{\circ} 01' 56''$  East, 319.35 feet to a point for corner;

Thence, South  $01^{\circ} 43' 05''$  East, 148.38 feet to a point for corner;

Thence, South  $07^{\circ} 08' 04''$  West, 60.00 feet to a point for corner, the beginning of a curve;

Thence, 9.34 feet along the arc of a non-tangent curve to the left, having a radius of 2,210.00 feet, a central angle of  $00^{\circ} 14' 32''$ , and a chord which bears South  $82^{\circ} 59' 12''$  East, 9.34 feet to a point for corner;

Thence, South  $01^{\circ} 43' 05''$  East, 141.50 feet to a point for corner, the beginning of a curve;

Thence, 931.22 feet along the arc of a non-tangent curve to the right, having a radius of 2,350.00 feet, a central angle of  $22^{\circ} 42' 16''$ , and a chord which bears North  $72^{\circ} 16' 19''$  West, 925.14 feet to a point for corner;

Thence, North  $60^{\circ}55'12''$  West, 200.00 feet to a point for corner, the beginning of a curve;

Thence, 185.23 feet along the arc of a tangent curve to the left, having a radius of 2,050.00 feet, a central angle of  $05^{\circ}10'37''$ , and a chord which bears North  $63^{\circ}30'30''$  West, 185.17 feet to a point for corner, the beginning of a reverse curve;

Thence, 46.11 feet along the arc of a tangent curve to the right, having a radius of 30.00 feet, a central angle of  $88^{\circ}04'17''$ , and a chord which bears North  $22^{\circ}03'41''$  West, 41.71 feet to a point for corner;

Thence, North  $68^{\circ}01'32''$  West, 80.00 feet to a point for corner;

Thence, North  $21^{\circ}58'28''$  East, 85.20 feet to a point for corner, the beginning of a curve;

Thence, 40.02 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of  $91^{\circ}43'14''$ , and a chord which bears North  $23^{\circ}53'09''$  West, 35.88 feet to a point for corner;

Thence, North  $20^{\circ}15'14''$  East, 60.00 feet to a point for corner, the beginning of a curve;

Thence, 13.16 feet along the arc of a non-tangent curve to the right, having a radius of 2,250.00 feet, a central angle of  $00^{\circ}20'07''$ , and a chord which bears South  $69^{\circ}34'42''$  East, 13.16 feet to a point for corner, the beginning of a reverse curve;

Thence, 38.67 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of  $88^{\circ}36'53''$ , and a chord which bears North  $66^{\circ}16'54''$  East, 34.93 feet to a point for corner;

Thence, North  $21^{\circ}58'28''$  East, 74.40 feet to a point for corner, the beginning of a curve;

Thence, 26.11 feet along the arc of a tangent curve to the right, having a radius of 530.00 feet, a central angle of  $02^{\circ}49'21''$ , and a chord which bears North  $23^{\circ}23'09''$  East, 26.11 feet to a point for corner;

Thence, North 72° 27' 26" West, 289.49 feet to a point for corner;

Thence, North 02° 08' 39" West, 194.81 feet to a point for corner;

Thence, South 87° 51' 41" West, 320.00 feet to a point for corner;

Thence, North 02° 08' 19" West, 457.42 feet to the POINT OF BEGINNING and containing 37.545 acres of land.

**1. Deed Restrictions:**

None of record.

NOTE; Property is subject to inclusion into restriction documents recorded in Document Nos. 2014128516 and 2014129256, Official Public Records of Fort Bend County, Texas, but is not subject to said documents unless a Notice of Applicability to the subject property is recorded.

**2. Easements and other encumbrances (Oil, Gas and other Minerals excluded):**

Private Road Right-of-Way to Dan J. Harrison, Jr., recorded in Volume 528, Page 137, Deed Records of Fort Bend County, Texas.

Drill Site (2.000 acres) pursuant to Tract Agreement recorded in Volume 1036, Page 201, Deed Records of Fort Bend County, Texas.

Easement for access strips and Well Site No. 1 as described in Modification to 1986 Agreement recorded in Document No. 2005052339, as affected by instrument executed by D. R. Horton-Texas, Ltd., recorded in Document No. 2014100229 and by Modification of Access and Pipeline Easement to Drill Sites recorded in Document No. 2016127931 of the Official Public Records of Fort Bend County, Texas. (Does not affect residential lots as depicted on preliminary plat.)

Unrecorded development agreement by and between the City of Fulshear, Texas, and Tamarron Lakes, L. P., as evidenced by Memorandum of Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Grazing Lease by and between BFH Mining, Ltd., Lessor, and Bar M Cattle Company, Lessee, recorded in Document No. 2010127261, corrected in Document No. 2011001553, of the Official Public Records of Fort Bend County, Texas. Assignment and Assumption of Grazing Lease, from BFH Mining, Ltd., to D.R. Horton – Texas, Ltd., recorded in Document No. 2013000062 of the Official Public Records of Fort Bend County, Texas.

Notice of Intention to Introduce a Bill in the Legislature of Texas, pertaining to the Fulshear Parkway Improvement District, recorded in Document No. 2013025598 of the Official Public Records of Fort Bend County, Texas.

Memorandum of Fulshear Parkway Private Participation Agreement, dated August 30, 2013, recorded in Document No. 2013119270 of the Official Public Records of Fort Bend County, Texas.

Short Form Blanket Easement, 3-Phase Overhead and Underground, to CenterPoint Energy Houston Electric, LLC, recorded in Document No. 2014039155, of the Official Public Records of Fort Bend County, Texas.

Pipeline Easement and Right of Way Agreement recorded in Document No. 2016026573, Official Public Records of Fort Bend County, Texas.

1' Reserve between the subject property and McDonough Way created by the Plat of Tamarron Section 22 recorded in Volume 2015, Page 211, Plat Records of Fort Bend County, Texas, said reserve conditioned that upon platting of adjacent property said reserve shall become vested in the Public for street right of way purposes.

1' Reserve between the subject property and Jarvis Bay Pass created by the Plat of Tamarron Section 30 recorded in Volume 2016, Page 278, Plat Records of Fort Bend County, Texas, said reserve conditioned that upon platting of adjacent property said reserve shall become vested in the Public for street right of way purposes.

**3. Lien Holders:** None of record.

No examination has been made as to oil, gas or other minerals, or documents affecting the title thereto, abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.


This letter is issued for the use of, and shall inure to the benefit of PLATTING. Liability of Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party, Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. **YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT.** This report is not title

insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,

A handwritten signature in black ink, appearing to read "Tatanisha Walker". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Tatanisha Walker  
DHI Title of Central Texas

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH OUR ATTORNEYS, CHRISTOPHER L. LINDHORST, PRESIDENT, JOHN A. SHARPLESS, SURVEYOR, AND JOHN A. SHARPLESS, SURVEYOR, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, HEREBY CERTIFY THAT THE ABOVE AND FOREGOING ARE TRUE AND CORRECT. WE FURTHER CERTIFY THAT THE ABOVE AND FOREGOING ARE TRUE AND CORRECT. WE FURTHER CERTIFY THAT THE ABOVE AND FOREGOING ARE TRUE AND CORRECT.

THESE OWNERS HAVE DECIDED AND BY THESE PRESENTS DO HEREBY AGREE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES. FURTHER UNRESTRICTED AERIAL EASEMENTS THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10') FOR TEN FEET (10') FOR TEN FEET (10') FOR PERMETER GROUND EASEMENTS OR SEVEN FEET (7') OR INCHES (1 1/2") FOR FIFTEEN FEET (15') FOR PERMETER GROUND EASEMENTS OR FIVE FEET (5') OR INCHES (1 1/2") FOR SEVEN FEET (7') FOR PERMETER GROUND EASEMENTS FROM A PLANE SKEWED FEET (10') FROM GROUND LEVEL OPERATIONAL ALIGNMENT TO AND INCLUDING SAID PUBLIC UTILITY EASEMENTS THAT ARE DECAGONAL WITH AERIAL EASEMENTS (E, AND A, C) AS INDICATED AND DISTANT HEREIN, HEREBY THE AERIAL EASEMENT TENSILE TWENTY ONE FEET (21') IN WIDTH.

FURTHER OWNERS HAVE DECIDED AND BY THESE PRESENTS DO HEREBY AGREE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES UNRESTRICTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10') FOR TEN FEET (10') FOR PERMETER GROUND EASEMENTS OR SEVEN FEET (7') OR INCHES (1 1/2") FOR FIFTEEN FEET (15') FOR PERMETER GROUND EASEMENTS OR FIVE FEET (5') OR INCHES (1 1/2") FOR SEVEN FEET (7') FOR PERMETER GROUND EASEMENTS FROM A PLANE SKEWED FEET (10') FROM GROUND LEVEL OPERATIONAL ALIGNMENT TO AND INCLUDING SAID PUBLIC UTILITY EASEMENTS THAT ARE DECAGONAL WITH AERIAL EASEMENTS (E, AND A, C) AS INDICATED AND DISTANT HEREIN, HEREBY THE AERIAL EASEMENT TENSILE TWENTY ONE FEET (21') IN WIDTH.

FURTHER OWNERS DO HEREBY CONVEY AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE GRANTING OF ANY SETBACK DISTANCES INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY ON ANY BROWNSHED AREA, OTHER SUBJECTS OR INTERESTS.

FURTHER OWNERS DO HEREBY CONVEY AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY BROWNSHED AREA, OTHER SUBJECTS OR INTERESTS SHALL BE RESTRICTED TO PREVENT THE GRANTING OF ANY SETBACK DISTANCES INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY ON ANY BROWNSHED AREA, OTHER SUBJECTS OR INTERESTS. SUCH RESTRICTIONS SHALL NOT BE RESTRICTED TO BEAR DIRECTLY INTO THE EASEMENT EXCEPT BY MEANS OF AN APPROVED STRUCTURE.

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L. ORLY & MISTY, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAS REVIEWED THE SURVEY AND HEREBY CERTIFIES THAT THE SURVEY IS ACCURATE AND CORRECT. WE FURTHER CERTIFY THAT THE SURVEY IS ACCURATE AND CORRECT. WE FURTHER CERTIFY THAT THE SURVEY IS ACCURATE AND CORRECT.

GARY C. WELLS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 5658

L. MILROY F. GAY, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO hereby certify that the PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

MELBA F. GAY, P.E., LICENSED PROFESSIONAL ENGINEER, TEXAS LICENSE NO. 86559

THIS PLAT OF TAMARRON TRACE SECTION 3 STREET DEDICATION IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF PALM SPRING, TEXAS.

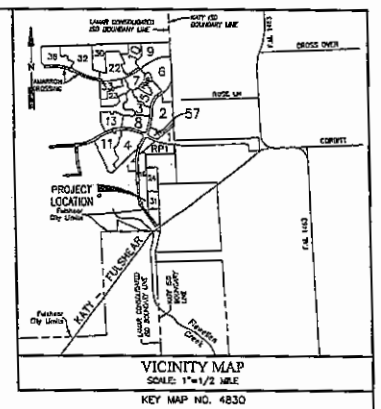
AMY PEARCE, CHAIR

AUSTIN WEAVER, VICE-CHAIR

THIS PLAT OF TAMARRON TRACE SECTION 3 STREET DEDICATION HAS BEEN APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, BY THE CITY PALM SPRING CITY COUNCIL, AND BEING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, APPROVED, HEREBY, THE CITY OFFICIAL SHALL BE BOUND AND SHALL COMPLY WITH THE MEANS AS APPROVED BY THE CITY COUNCIL OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

JUST W. ROBERTS, MAYOR

DANA GORDON OFFICIAL, CITY SECRETARY



BEING 5.284 ACRES OF LAND LOCATED IN THE MCGRAW ARMY SURVEY, ABSTRACT 100 AND THE A. G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN COALD 813.26 ACRE TRACT AND THAT CERTAIN CALLED 3053.5 ACRES, TRACT DESCRIBED AS TRACT 14 OF A SECTION - TEXAS, LIT BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 289593555 OF THE PUBLIC RECORDS OF SAID TARRANT COUNTY (FALCAPA), SAID 5.284 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BOUNDINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, 5000M CENTRAL ZONE, NAD83, EPOCH 10/25/96):

COMMENCING FOR REFERENCE AT A 2.58-HIGH IRON ROD WITH CAP STAMPED '10888' & CAP FUSED MARKING THE SOUTHWEST CORNER OF SAID 3053.5 ACRES TRACT, SAID BEING AN INTERIOR CORNER OF THE INTERSECTION LINE OF THAT CERTAIN CALLED 1813.31 ACRE TRACT (TRACT 'A') CORNERED TO THE NORTH SOUTHWEST, UP BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 289593555, FALCAPA, SAID POINT BEING ON THE INTERSECTION LINE OF WEST-HOLMES ROAD;

THENCE, SOUTH 20° 45' 32" WEST, ALONG THE INTERSECTION LINE OF WEST-HOLMES ROAD AND THE INTERSECTION LINE OF SAID 3053.5 ACRES TRACT, 1024.1 FEET TO THE POINT OF BEGINNING AND BEGINNING CORNER OF THE MCGRAW ARMY SURVEY;

THENCE, SOUTH 05° 45' 42" WEST, COMMENCING ALONG THE INTERSECTION LINE OF WEST-HOLMES ROAD AND THE INTERSECTION LINE OF SAID 3053.5 ACRES TRACT, 1024.1 FEET TO THE POINT OF BEGINNING AND BEGINNING CORNER OF THE MCGRAW ARMY SURVEY;

THENCE, 45.87 FEET, CONTINUING THE INTERSECTION LINE OF WEST-HOLMES ROAD AND THE INTERSECTION LINE OF SAID 3053.5 ACRES TRACT, TO A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 91° 37' 18" AND A CHORD WHICH BEARS NORTH 24° 03' 58" WEST, 45.87 FEET TO A POINT FOR CORNER;

THENCE, NORTH 20° 51' 45" WEST, 562.07 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 100.00 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 10° 11' 22" AND A CHORD WHICH BEARS NORTH 34° 03' 58" WEST, 166.28 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 44.17 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 34.00 FEET, A CENTRAL ANGLE OF 42° 27' 04" AND A CHORD WHICH BEARS NORTH 06° 47' 42" WEST, 44.17 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 88° 06' 40" WEST, 4.72 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 28° 01' 25" WEST, 82.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 48.10 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 10° 12' 49" AND A CHORD WHICH BEARS NORTH 24° 03' 58" WEST, 47.76 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 38.63 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 18.00 FEET, A CENTRAL ANGLE OF 10° 12' 49" AND A CHORD WHICH BEARS NORTH 10° 27' 54" WEST, 38.63 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01° 57' 47" WEST, 362.83 FEET TO A POINT FOR CORNER;

THENCE, NORTH 88° 02' 13" EAST, 160.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 68° 57' 47" EAST, 528.89 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 82.34 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 82.34 FEET, A CENTRAL ANGLE OF 127° 04' 42" AND A CHORD WHICH BEARS SOUTH 18° 30' 09" EAST, 152.43 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 45.11 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 82° 02' 58" AND A CHORD WHICH BEARS SOUTH 02° 01' 52" EAST, 45.11 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 30.28 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 30.28 FEET, A CENTRAL ANGLE OF 92° 07' 18" AND A CHORD WHICH BEARS SOUTH 11° 53' 12" EAST, 30.28 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 10° 24' 09" EAST, 25.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, SOUTH 28° 51' 45" EAST, 1000.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 45.77 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 127° 04' 42" AND A CHORD WHICH BEARS SOUTH 02° 01' 52" EAST, 41.82 FEET TO THE POINT OF BEGINNING AND COMMENCING 3.224 ACRES OF LAND;

L. RICHARD W. STEELER, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLETES WITH ALL OF THE CHARTER RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS COURT. HEREBY NO CERTIFICATION IS HEREBY GIVEN AS TO THE STREET OF BROWNSHED FROM THE SUBDIVISION TO THE INTERSECTION OF BROWNSHED ARTERIAL OR PARENT STREET OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

RICHARD W. STEELER, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

ROBERT W. MARSHALL, JR., COMMISSIONER  
DAVID FRIEDMAN, COMMISSIONER

ROBERT E. WELSON, COUNTY JUDGE

M. A. GARDY MYERS, COMMISSIONER  
JAMES ROYSTER, COMMISSIONER

L. LAURA RICHARDS, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WENT TO THE OFFICE OF RECORDED AND HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS RECORDED IN MY OFFICE ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ A.M. IN PLAT NUMBER \_\_\_\_\_ OF THE PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THIS DAY AND DATE LAST ABOVE WRITTEN.

Laura Richards, County Clerk  
Fort Bend County, Texas

BY: \_\_\_\_\_

### FINAL PLAT OF TAMARRON TRACE SECTION 3 STREET DEDICATION

A SUBDIVISION OF 5.284 ACRES OF LAND SITUATED IN THE A. G. SHARPLESS SURVEY, ABSTRACT 322 AND MCGRAW ARMY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

0 LOTS   0 RESERVES   0 BLOCK

JANUARY 13, 2017   JOB NO. 1931-1313C

OWNERS:  
D.R. HORTON-TEXAS, LTD.  
A TEXAS LIMITED PARTNERSHIP  
CHRIS LINDHORST, PRESIDENT  
14100 SOUTHVIEW FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478  
(281) 556-2100

ENGINEER/SURVEYOR:  
LJA Engineering, Inc.  
2525 S. McGowan Drive, Suite 100, Houston, Texas 77060  
Phone 713.353.4000 Fax 713.463.8000  
7706-F-1385  
T.B.P.L.S. FIRM NO. 1010521

PRINTED AND PUBLISHED BY THE ENGINEER/SURVEYOR

**NOTES:**

1. SPOKESMAN NEWS MOUNTAIN HOODS 66' TOP OF A STAINLESS STEEL ROD THAT IS EXPOSED IN A 5 INCH PVC PIPE WITH A LEAD CAP EXPOSED HOODS 60 INCH. THE POINT IS LOCATED 9'-7" TO THE WEST OF THE CENTERLINE OF FM 1483 AND 1/2" - 0.34 MILLS NORTH OF THE INTERSECTION OF FM 1483 AND ORIGINAL STATE ROAD 1047, 72.  
ELEV. = 128.24 FEET (HDSH)
2. THIS INDICATES TEMPORARY BENCHMARK TBM 13A IS A BENCH MARK ON A CONCRETE CURB BEING LOCATED ALONG THE EAST SIDE OF THE NORTH BOUNDARY LINE OF TAMARRON TRACE. THE POINT IS LOCATED 4'-282 FEET SOUTH OF THE CENTERLINE OF THE INTERSECTION OF TAMARRON TRACE AND TAMARRON PARKWAY.  
ELEV. = 142.60 FEET (HDSH)  
TO ADJUST TO POINT BENCH ON LEASE BARRAN ADD 0.29 FEET.
3. ELEVATIONS FOR BELIEVED CONTOUR LINES ARE BASED UPON HDSH.
4. THIS PLAN WAS PREPARED TO MEET THE CITY OF FORT BEND AND FORT BEND COUNTY REQUIREMENTS.
5. THIS PLAN WAS PREPARED FROM INFORMATION FURNISHED BY THE TITLE OF CERTAIN TEXAS OFFSHORE DEEDS 47, 2094 AND 5048 DATED 08/04/2014, 2016. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
6. THIS PLAN LIES WHOLLY WITHIN FORT BEND COUNTY METROPOLITAN UTILITY DISTRICT NO. 163, FORT BEND SUBDIVISION DISTRICT, FORT BEND COUNTY SHARPLESS DISTRICT, THE CITY OF THE CITY OF FORT BEND AND FORT BEND COUNTY AND PARTIALLY WITHIN FORT BEND COUNTY METROPOLITAN UTILITY DISTRICT NO. 163 WITHIN TAMARRON CONSOLIDATED WILDCHESS SCHOOL DISTRICT.
7. THIS SUBDIVISION LIES WITHIN UNINCORPORATED ZONE 2 AND FOR REGIONAL SUBDIVISION MANAGEMENT AGENCY (RSMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 4515C-0124, DATED APRIL 2, 2014, DETERMINED AS BEING OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. LMA DOES NOT WARRANT THIS INFORMATION TO THE ACCURACY IN SCALE OF SAID MAP.
8. APPROVAL OF THIS PLAN WILL CONSTITUTE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
9. THE PROVISIONS AND REGULATIONS WITHIN THE LAWS OF THE SUBDIVISION ARE SHOWN HEREON.
10. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS SLEET PROVISIONS DURING WINTER WEATHER EVENTS.
11. ALL DRAINAGE EXCEPT TO THE WEST CLEAR OF FENCES, BUILDINGS, HIGHWAYS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
12. ALL PROPERTY TO CROSS INTO THE DRAINAGE FACILITY MUST THROUGH AN APPROVED DRAINAGE STRUCTURE.
13. THIS PLAN LIES WITHIN FORT BEND COUNTY MOBILE HOME ZONING NO. 3.
14. THE COORDINATES AND BENCHMARKS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH ZONAL ZONE NO. 4514 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE SUBJECT TO SURFACE BY APPLYING THE FOLLOWING CORRECTION SCALE 1.000118191035.
15. DRAINAGE SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL PERMANENT RIGHT-OF-WAY BOUNDARY AND SHALL BE BUILT ON THE CONVERSE RIGHT-OF-WAY OF ALL PERMANENT ROADS SURROUNDING SAID PLAT, BY ACCORDANCE WITH ADA REQUIREMENTS.
16. DESIGN AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE FACILITY IS VESTED IN FORT BEND COUNTY METROPOLITAN UTILITY DISTRICT NO. 163.
17. PRE-EXISTING UTILITY UNDER BENCH MARK THREE (3) FEET IN LENGTH WITH PLASTIC OR METALIC LMA AND ARE SET ON ALL PERMANENT BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
18. ONE-FOOT BENCH MARK DEDICATED TO THE CITY IN SITE AS A SURVEY SEPARATION BETWEEN THE END OF THE END OF STREET FRONT AND STREET AND ADJACENT TO THE COUNTY OF FORT BEND. SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE BENCH MARK SHALL REMAIN LOCATED WITHIN THE RIGHT-OF-WAY OF THE STREET FRONT-OF-WAY PURPOSES AND THE TAX TITLE THEREON SHALL ADJUST TO AND REVERT TO THE ADJACENT NE OWNER, SUCCESSOR OR SUCCESSORS.

**LINE TABLE**

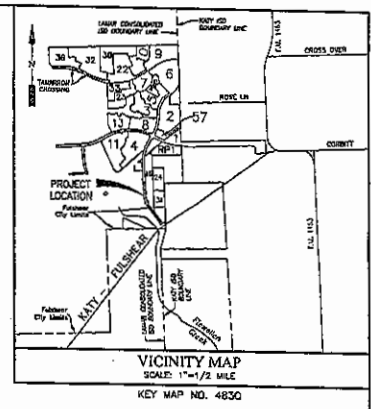
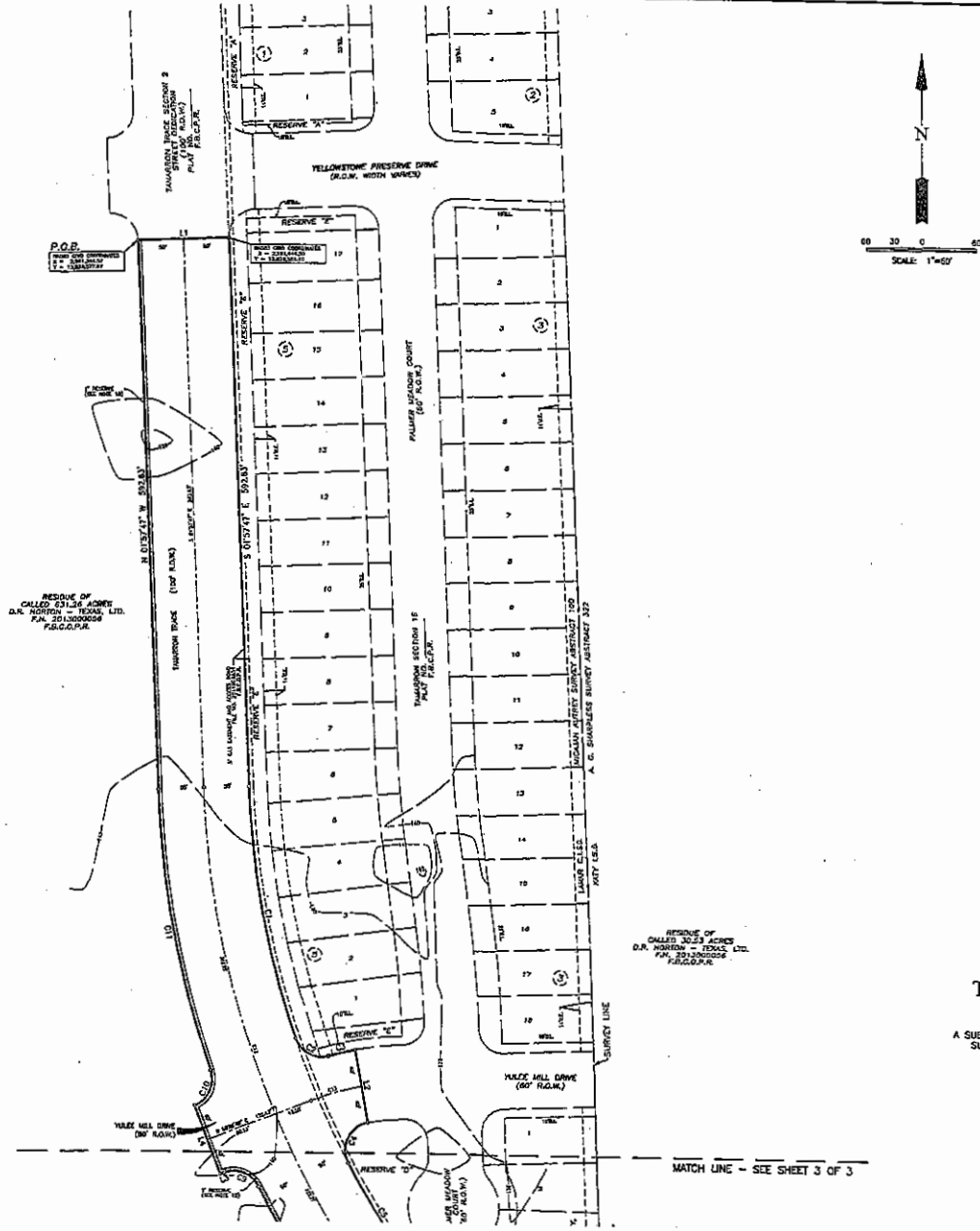
LINE	BEARING	DISTANCE
11	N 89°51'17" W	1.0000'
12	S 89°51'17" E	0.0000'
13	S 89°51'17" E	1.0000'
14	N 89°51'17" W	0.0000'

**CURVE TABLE**

CURVE	BEARING	DELTA	ARC	CHORD	CHORD BEARING
C1	89°51'17"	180.0000°	0.0000'	0.0000'	S 89°51'17" E
C2	89°51'17"	180.0000°	0.0000'	0.0000'	S 89°51'17" E
C3	89°51'17"	180.0000°	0.0000'	0.0000'	S 89°51'17" E
C4	89°51'17"	180.0000°	0.0000'	0.0000'	S 89°51'17" E
C5	89°51'17"	180.0000°	0.0000'	0.0000'	S 89°51'17" E
C6	89°51'17"	180.0000°	0.0000'	0.0000'	S 89°51'17" E
C7	89°51'17"	180.0000°	0.0000'	0.0000'	S 89°51'17" E
C8	89°51'17"	180.0000°	0.0000'	0.0000'	S 89°51'17" E
C9	89°51'17"	180.0000°	0.0000'	0.0000'	S 89°51'17" E
C10	89°51'17"	180.0000°	0.0000'	0.0000'	S 89°51'17" E
C11	89°51'17"	180.0000°	0.0000'	0.0000'	S 89°51'17" E
C12	89°51'17"	180.0000°	0.0000'	0.0000'	S 89°51'17" E
C13	89°51'17"	180.0000°	0.0000'	0.0000'	S 89°51'17" E

**LEGEND**

- BL. INDICATES BOUNDARY LINE
- MC. INDICATES CURVE CENTER
- CC. INDICATES CURVE CENTER
- CC. INDICATES CURVE CENTER
- W.C. INDICATES WATER LINE EASEMENT
- S.E.C. INDICATES EASEMENT UNDER EASEMENT
- S.M.S.C. INDICATES STORM SEWER EASEMENT
- P.A.C.A. INDICATES FORT BEND COUNTY PLAT RECORDS
- P.A.C.S.A. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- P.A.C.F.A. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- P.A.C.D.A. INDICATES FORT BEND COUNTY DEED RECORDS
- R.O.A. INDICATES RIGHT-OF-WAY
- A.E. INDICATES AREA EASEMENT
- P.A.C. INDICATES POINT OF COMMENCEMENT
- P.A.S. INDICATES POINT OF BEGINNING
- P.A. INDICATES PEA NUMBER
- R.C. INDICATES RESERVE



**FINAL PLAT OF TAMARRON TRACE SECTION 3 STREET DEDICATION**

A SUBDIVISION OF 3.254 ACRES OF LAND SITUATED IN THE A. G. SHARPLESS SURVEY ABSTRACT 322 AND ANCHORAGE ALFREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.  
0 LOTS 0 RESERVES 0 SLOTT

JANUARY 13, 2017 JOB NO. 1931-1416

OWNERS:  
**D.R. HORTON-TEXAS, LTD.**  
A TEXAS LIMITED PARTNERSHIP  
CHRIS LINKOWSKY, PRESIDENT  
14100 SOUTHWEST FREDWAY, SUITE 300, SUGAR LAND, TEXAS 77478  
(281) 566-2100

ENGINEER/SURVEYOR:

**LJA Engineering, Inc.**  
2022 Shreveport Lane  
DRI # 600  
Houston, Texas 77043  
Phone: 713.853.6518  
Fax: 713.853.6608  
FBN-1-1288  
T.E.P.L.S. Form No. 191 (05/01)



**NOTES**

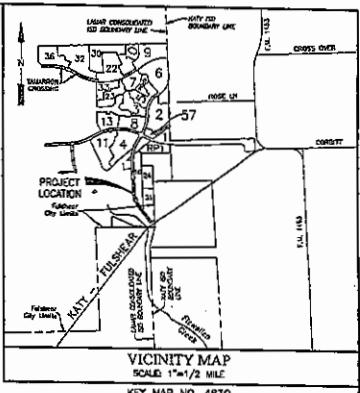
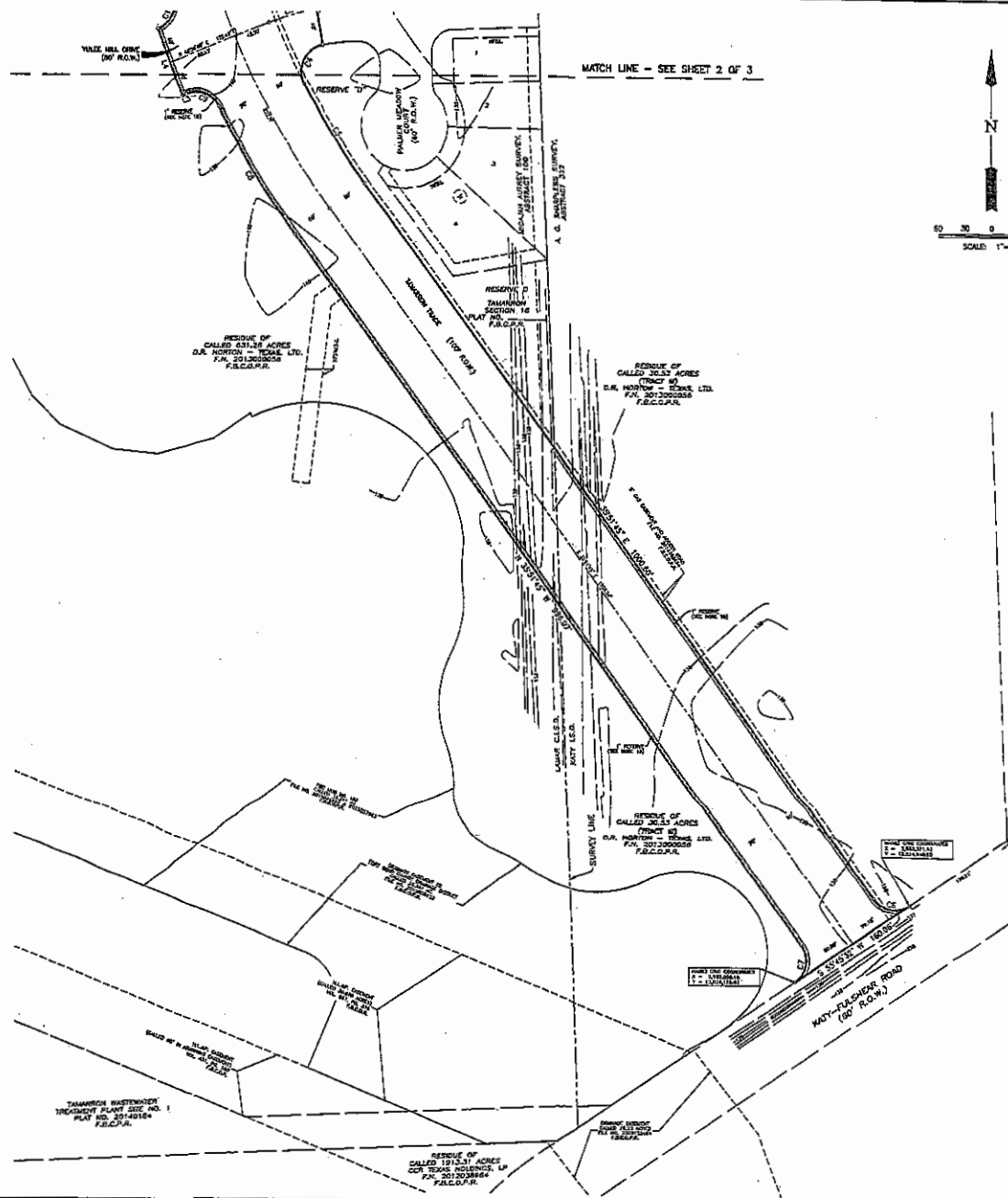
1. BENCHMARK AND MONUMENT POINT AS TOP OF A STEEL ROD THAT IS ENCASED IN A 2 INCH PIPE WITH A LOCK CAP SHOWN HEREIN AS 1866. THE POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1443 AND +/- 134.134 METERS NORTH OF THE INTERSECTION OF FM 1443 AND CHURCHLAND FARMS ROAD, TX.
2. THIS PLAT LIES WITHIN PORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 185, PORT BEND SUBURBAN DISTRICT, PORT BEND COUNTY BROWNS EDITION, THE CITY OF FULBRIGHT AND PORT BEND COUNTY, AND PARTIALLY WITHIN BOY INDEPENDENT SCHOOL DISTRICT AND PARTIALLY WITHIN LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
3. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULBRIGHT AND PORT BEND COUNTY REQUIREMENTS.
4. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY THE CITY OF FULBRIGHT, EFFECTIVE DECEMBER 1, 2014 AND GOULD RECORDS 7, 2014. THE SURVEYOR HAS NOT RECHECKED THE ABOVE INFORMATION.
5. THIS PLAT LIES WITHIN PORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 185, PORT BEND SUBURBAN DISTRICT, PORT BEND COUNTY BROWNS EDITION, THE CITY OF FULBRIGHT AND PORT BEND COUNTY, AND PARTIALLY WITHIN BOY INDEPENDENT SCHOOL DISTRICT AND PARTIALLY WITHIN LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
6. THIS PLAT LIES WITHIN UNIMPAVED ZONE 2 AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48363C 0104I, DATED JANUARY 2, 2014, IDENTIFIED AS UNIMPAVED ZONE 2. THIS PLAT LIES WITHIN UNIMPAVED ZONE 2.
7. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLATING AND BEING APPLICABLE IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF PORT BEND.
8. THE POLYMER AND PRECAST EXHAUSTERS WITHIN THE LIMITS OF THE SUBDIVISION ARE SHOWN HEREON.
9. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE PORT BEND COUNTY URBAN DRAINAGE MANUAL WHICH ALLOWS STREET PAVING CURBS TO BE USED FOR DRAINAGE PURPOSES.
10. ALL DRAINAGE EXHAUSTERS TO BE KEPT CLEAR OF FENCES, BUSHES, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
11. ALL PROPERTY TO BEEN INTO THE DRAINAGE EXHAUSTER ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
12. THIS PLAT LIES WITHIN PORT BEND COUNTY UNIMPAVED ZONE NO. 3.
13. THE COORDINATES AND ELEVATIONS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 1234 STATE PLANE GRID COORDINATES (METERS) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE PROVISIONS CONCERNING SCALE, LENGTHS, ETC.
14. SURVEYING SHALL BE MADE OR CAUSED TO BE MADE NOT LESS THAN 3 FEET IN WIDTH ON BOTH SIDES OF ALL EXISTING ROADS-CORRIDORS WITHIN THIS PLAT AND ON THE CORRIDORS ROADS-CORRIDORS OF ALL FUTURE ROADS SUBDIVISIONS WITHIN THIS PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
15. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE FACILITY IS VESTED IN PORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 185.
16. FIVE-FOOT (5'-0") HIGH CONCRETE WALLS THREE (3) FEET IN LENGTH WITH PLASTIC CAP MARKED "L.A. ONE" ARE SET ON ALL PERIMETER DRAINAGE CURBS, UNLESS OTHERWISE NOTED.
17. ONE-FOOT RECORDS ACCORDING TO THE CITY OF FULBRIGHT REQUIREMENTS BETWEEN THE CURB OR ONE OF STRIPS MARKING SUCH STRIPS MUST ADVANCE AERIAL PHOTOGRAPHS, THE LOCATION OF SUCH RECORDS SHALL BE AS SHOWN HEREON AND BE SUBMITTED PURSUANT TO A RECORDED PLAT. THE ONE-FOOT RECORDS SHALL THEREAFTER BECOME VESTED IN THE PUBLIC FOR STREET RECONSTRUCTION PURPOSES AND THE FIVE FEET RECORDS SHALL REMAIN TO AND BEKEPT BY THE OWNER, HIS HEIRS, ASSIGNS OR SUCCESSORS.

LINE	BEARING	DISTANCE
L1	S 89°57'1" E	100.00'
L2	S 89°57'1" E	60.00'
L3	S 89°57'1" W	4.57'
L4	S 29°57'1" W	60.00'

CURVE	RADIUS	DELTA	ARC CHORD	CHORD BEARING
C1	1000.00'	174°15'00"	361.17'	S 89°57'1" E
C2	3000.00'	89°57'1"	450.00'	S 89°57'1" E
C3	3000.00'	89°57'1"	450.00'	S 89°57'1" E
C4	3000.00'	89°57'1"	450.00'	S 89°57'1" E
C5	3000.00'	89°57'1"	450.00'	S 89°57'1" E
C6	3000.00'	89°57'1"	450.00'	S 89°57'1" E
C7	3000.00'	89°57'1"	450.00'	S 89°57'1" E
C8	3000.00'	89°57'1"	450.00'	S 89°57'1" E
C9	3000.00'	89°57'1"	450.00'	S 89°57'1" E
C10	3000.00'	89°57'1"	450.00'	S 89°57'1" E
C11	3000.00'	89°57'1"	450.00'	S 89°57'1" E
C12	3000.00'	89°57'1"	450.00'	S 89°57'1" E
C13	3000.00'	89°57'1"	450.00'	S 89°57'1" E
C14	3000.00'	89°57'1"	450.00'	S 89°57'1" E
C15	3000.00'	89°57'1"	450.00'	S 89°57'1" E
C16	3000.00'	89°57'1"	450.00'	S 89°57'1" E
C17	3000.00'	89°57'1"	450.00'	S 89°57'1" E
C18	3000.00'	89°57'1"	450.00'	S 89°57'1" E
C19	3000.00'	89°57'1"	450.00'	S 89°57'1" E
C20	3000.00'	89°57'1"	450.00'	S 89°57'1" E

**LEGEND**

- BL. BOUNDARY LINE
- U.C. BOUNDARY CURB LINE
- U.E. BOUNDARY ELEVATION
- W.L. BOUNDARY WIDTH LINE
- S.S. BOUNDARY SURVEY LINE
- SH.S. BOUNDARY SURVEY LINE
- F.C.P.A. BOUNDARY FORT BEND COUNTY OFFICIAL RECORDS
- F.C.P.A. BOUNDARY FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.C.P.A. BOUNDARY FORT BEND COUNTY OFFICIAL RECORDS
- RAV. BOUNDARY ROAD-OF-WAY
- A.E. BOUNDARY AREA ELEVATION
- P.O.C. BOUNDARY POINT OF COMMENCEMENT
- P.O.D. BOUNDARY POINT OF DISCONTINUITY
- P.N. BOUNDARY FAC NUMBER
- R.L. BOUNDARY RECORD



**FINAL PLAT OF TAMARRON TRACE SECTION 3 STREET DEDICATION**

A SUBDIVISION OF 5.234 ACRES OF LAND SITUATED IN THE A. G. SHARPLESS SURVEY ABSTRACT 322 AND MICHAEL ALFREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCK

JANUARY 13, 2017 JOB NO. 1831-1313C  
**OWNERS:**  
**D.R. HORTON-TEXAS, LTD.**  
 A TEXAS LIMITED PARTNERSHIP  
 CHRIS LINDHORE, PRESIDENT  
 14100 SOUTHWEST FREEDAY, SUITE 506, SUGAR LAND, TEXAS 77478  
 (281) 566-2100

**ENGINEER/SURVEYOR:**  
**LJA Engineering, Inc.**  
 2028 Stepana Drive, Suite 100, Houston, Texas 77042  
 Phone 713.553.5900, Fax 713.553.5888, FRS#4-7086, T&P.L.S. Plans 1011801

CITY OF FULSHEAR  
Registration & Permit Department  
Ph: (281) 346- 1796 fax: (281) 346-2556  
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Coles Canyon and Rileys Ridge - Street Dedication / Final Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: 1-31-17

City Secretary

Processed  
 Returned for additional data

BY: K. Kopf DATE: 1-17-2017

Planning Commission Review

Approved  
 Returned for additional data

BY: A. Peum DATE: 3 Feb 2017

City Council Review

Approved  
 Returned for additional data

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

January 31, 2017

**Engineering Review**

Final Plat  
Tamarron Coles Canyon and  
Riley's Ridge Street Dedication  
Fort Bend County, Texas

**For Information only:**

1. This plat will create approximately 1200 Linear foot of Right-of-Way for Coles Canyon (Right-of-Way width varies) and 750 foot of Right-of-Way for Riley's Ridge (60-foot width).
2. From the plat it appears that Coles Canyon will be on the East side of a Future L.C.I.S.D. School Site.
3. Since these streets are located in the E.T.J. of the City of Fulshear; plat approval will be required by both the City of Fulshear and Fort Bend County.

**Recommendations:**

I recommend that this Final Plat of Tamarron Coles Canyon and Riley's Ridge Street Dedication be approved as submitted.





**CITY OF FULSHEAR**  
 PO Box 279 / 30603 FM 1093  
 Fulshear, Texas 77441  
 Phone: 281-346-1796 ~ Fax: 281-346-2556  
 www.fulsheartexas.gov

**Subdivision/Development Platting Application**

Date: 01-13-2017 Date Received by the City of Fulshear: 01-16-2017  
 Subdivision: Coles Canyon & Rileys Ridge Development: TAMARRON

**SUBMITTAL OF PLAT: (Check Appropriate Selection)**

Preliminary Replat Amending Plat  
 Final Vacation Plat  
 Short Form Final Admin. (Minor) Plat

**TYPE OF PLAT: (Check Appropriate Selection)**

Single-Family Residential  
 Zero Lot Line/ Patio Home  
 Multi-Family Residential  
 Planned Development  
 Commercial  
 Industrial

Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

Legal Description: 3.323 ACRES IN THE MICAJAH AUTREY SURVEY, A-100 & THE J.D. VERMILLION SURVEY, A-339, FORT BEND COUNTY, TEXAS

Variance:  Yes (Attach a Copy of Approval Letter)  No

Total Acreage: 3.323  
 Number of Streets: 4  
 Number of Lots: 0  
 Number and Types of Reserves: 0  
 Total Acres in Reserve: 0

Owner: D.R. HORTON TEXAS, LTD.  
 Address: 14100 SW FREEWAY, SUITE 500  
 City/State: SUGAR LAND, TEXAS 77478  
 Telephone: 281-566-2100  
 Email Address: \_\_\_\_\_

Engineer/Planner: LJA ENGINEERING, INC.  
 Contact Person: GEOFF FREEMAN  
 Telephone: 713-358-8830  
 Fax Number: \_\_\_\_\_  
 Email Address: gfreeman@ljaengineering.com

Platting Fees	
Preliminary Plat -	\$500.00 plus 3.50 per lot, plus \$12.50 per acre
Final Plat -	\$500.00 plus \$5.00 per lot plus \$25.00 per acre
Replat -	\$500.00 plus 5.00 per lot plus \$25.00 per acre
Amending or Minor Plat -	\$200.00
Plat Vacation -	\$500.00
2 <sup>nd</sup> Review of plats -	\$100.00 (each additional review)
<b>TOTAL PLATTING FEE</b>	<b>\$583.08</b>
Park Fees (due at Final Plat Application)	_____

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

Geoffrey A. Freeman / Platting Manager 01-13-2017  
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

**DHI TITLE OF CENTRAL TEXAS  
14100 Southwest Freeway, Suite 510  
Sugar Land, Texas 77478**

**CITY PLANNING LETTER**

December 7, 2016

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 1st day of December, 2016, we find the following:

**Record Owner:**

D. R. Horton-Texas, Ltd., a Texas limited partnership

**Recording Instrument:**

Special Warranty Deed, executed by BFH Mining, Ltd., a Texas limited partnership to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated December 31, 2012, recorded in Document No. 2013000056 of the Official Public Records of Fort Bend County, Texas.

**Legal Description:**

**TAMARRON COLES CANYON AND RILEYS RIDGE STREET DEDICATION  
(Proposed Plat)**

Being 3.323 acres of land located in the Micajah Autrey Survey, Abstract 100 and the J. D. Vermillion Survey, Abstract 339, Fort Bend County, Texas, more particularly being a portion of that certain called 631.26 acre tract and that certain called 686.0183 acre tract (described a Tract 1) conveyed to D.R. Horton – Texas, LTD by an instrument of record under File Number 2013000056 of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 3.323 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83);

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" set for the southwest corner of that certain called 12.568 acre tract conveyed to Lamar Consolidated Independent School District

by an instrument of record under File Number 2015142678, F.B.C.O.P.R., said point being the southerly northwest corner of the herein described tract;

Thence, along the south and easterly lines of said 12.568 acre tract the following eight (8) courses:

1. North  $86^{\circ} 07' 43''$  East, 734.32 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;
2. 42.19 feet along the arc of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of  $96^{\circ} 41' 49''$ , and a chord which bears North  $37^{\circ} 37' 53''$  East, 37.36 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a compound curve;
3. 81.42 feet along the arc of a non-tangent curve to the left, having a radius of 592.00 feet, a central angle of  $07^{\circ} 52' 50''$ , and a chord which bears North  $14^{\circ} 48' 17''$  West, 81.36 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;
4. North  $18^{\circ} 39' 53''$  West, 209.20 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;
5. 40.23 feet along the arc of a tangent curve to the right, having a radius of 280.00 feet, a central angle of  $08^{\circ} 13' 59''$ , and a chord which bears North  $14^{\circ} 32' 54''$  West, 40.20 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;
6. North  $10^{\circ} 25' 54''$  West, 105.13 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;
7. 96.43 feet along the arc of a tangent curve to the right, having a radius of 840.00 feet, a central angle of  $06^{\circ} 34' 38''$ , and a chord which bears North  $07^{\circ} 08' 34''$  West, 96.38 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;
8. North  $04^{\circ} 06' 38''$  West, at 273.12 feet pass a 5/8-inch iron rod with cap stamped "LJA ENG" set for the northeast corner of said 12.568 acre tract, and continuing with the northerly extension of said easterly line, in all a total distance of 378.29 feet to a point for corner, the beginning of a curve;

Thence, 39.10 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of  $89^{\circ}36'49''$ , and a chord which bears North  $48^{\circ}55'02''$  West, 35.24 feet to a point for corner;

Thence, South  $86^{\circ}16'34''$  West, 5.74 feet to a point for corner;

Thence, North  $03^{\circ}43'26''$  West, 60.00 feet to a point for corner;

Thence, North  $86^{\circ}16'34''$  East, 5.00 feet to a point for corner, the beginning of a curve;

Thence, 39.44 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of  $90^{\circ}23'11''$ , and a chord which bears North  $41^{\circ}04'58''$  East, 35.47 feet to a point for corner;

Thence, North  $04^{\circ}06'38''$  West, 95.04 feet to a point for corner;

Thence, North  $85^{\circ}53'22''$  East, 80.00 feet to a point for corner;

Thence, South  $04^{\circ}06'38''$  East, 94.41 feet to a point for corner, the beginning of a curve;

Thence, 40.58 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of  $93^{\circ}00'33''$ , and a chord which bears South  $50^{\circ}36'54''$  East, 36.27 feet to a point for corner;

Thence, South  $07^{\circ}07'11''$  East, 60.00 feet to a point for corner;

Thence, South  $82^{\circ}52'49''$  West, 5.78 feet to a point for corner, the beginning of a curve;

Thence, 37.96 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of  $86^{\circ}59'27''$ , and a chord which bears South  $39^{\circ}23'06''$  West, 34.41 feet to a point for corner;

Thence, South  $04^{\circ}06'38''$  East, 339.96 feet to a point for corner, the beginning of a curve;

Thence, 246.87 feet along the arc of a tangent curve to the left, having a radius of 1,460.00 feet, a central angle of  $09^{\circ} 41' 18''$ , and a chord which bears South  $08^{\circ} 57' 16''$  East, 246.58 feet to a point for corner;

Thence, South  $13^{\circ} 47' 55''$  East, 290.78 feet to a point for corner, the beginning of a curve;

Thence, 74.62 feet along the arc of a tangent curve to the right, having a radius of 430.00 feet, a central angle of  $09^{\circ} 56' 32''$ , and a chord which bears South  $08^{\circ} 49' 39''$  East, 74.52 feet to a point for corner;

Thence, South  $03^{\circ} 51' 23''$  East, 43.75 feet to a point for corner, the beginning of a curve;

Thence, 18.60 feet along the arc of a tangent curve to the left, having a radius of 270.00 feet, a central angle of  $03^{\circ} 56' 48''$ , and a chord which bears South  $05^{\circ} 49' 47''$  East, 18.59 feet to a point for corner;

Thence, South  $82^{\circ} 11' 49''$  West, 60.00 feet to a point for corner, the beginning of a curve;

Thence, 37.55 feet along the arc of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of  $86^{\circ} 04' 06''$ , and a chord which bears North  $50^{\circ} 50' 14''$  West, 34.12 feet to a point for corner;

Thence, South  $86^{\circ} 07' 43''$  West, 484.58 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of  $90^{\circ} 00' 00''$ , and a chord which bears South  $41^{\circ} 07' 43''$  West, 35.36 feet to a point for corner;

Thence, South  $86^{\circ} 07' 43''$  West, 60.00 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of  $90^{\circ} 00' 00''$ , and a chord which bears North  $48^{\circ} 52' 17''$  West, 35.36 feet to a point for corner;

Thence, South  $86^{\circ} 07' 43''$  West, 144.77 feet to a point for corner;



Thence, North 03° 52' 17" West, 60.00 feet to the POINT OF BEGINNING and containing 3.323 acres of land.

**1. Deed Restrictions:**

Subject property is subject to inclusion within Tamarron Master Covenant recorded in Document Nos. 2014128516, of the Official Public Records of Fort Bend County, Texas, but is not subject to it unless and until a notice of applicability has been recorded and none has been found.

**2. Easements and other encumbrances (Oil, Gas and other Minerals excluded):**

Lack of access to dedicated ingress and egress easement established by plat or recorded easement document.

Unrecorded development agreement by and between the City of Fulshear, Texas, and Tamarron Lakes, L. P., as evidenced by Memorandum of Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Sanitary Control Easement for Public Water Well recorded in Document No. 2007084035, Official Public Records of Fort Bend County, Texas.

Texas Commission on Environmental Quality Notice of Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008063993, and Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008064844, both of the Official Public Records of Fort Bend County, Texas.

Grazing Lease by and between BFH Mining, Ltd., Lessor, and Bar M Cattle Company, Lessee, recorded in Document No. 2010127261, corrected in Document No. 2011001553, of the Official Public Records of Fort Bend County, Texas. Assignment and Assumption of Grazing Lease, from BFH Mining, Ltd., to D.R. Horton – Texas, Ltd., recorded in Document No. 2013000062 of the Official Public Records of Fort Bend County, Texas.

Grazing/Agricultural lease from BHF Mining, Ltd., Lessor, to J. D. Woods, Jr., Interest, Inc., Lessee, recorded in Document No. 2010127262 amended in Document No. 2011057131, of the Official Public Records of Fort Bend County, Texas. Assignment and Assumption of Grazing Lease, from BFH Mining, Ltd., to D.R. Horton – Texas, Ltd., recorded in Document No. 2013000061 of the Official Public Records of Fort Bend County, Texas.

Notice of Intention to Introduce a Bill in the Legislature of Texas, pertaining to the Fulshear Parkway Improvement District, recorded in Document No. 2013025598 of the Official Public Records of Fort Bend County, Texas.

Memorandum of Fulshear Parkway Private Participation Agreement, dated August 30, 2013, recorded in Document No. 2013119270 of the Official Public Records of Fort Bend County, Texas.

Short Form Blanket Easement 3-Phase Overhead and Underground recorded in Document No. 2014039155, Official Public Records of Fort Bend County, Texas.

Waiver of Special Appraisal for the Benefit of Fort Bend County Municipal Utility District No. 182, dated August 4, 2015, recorded in Document No. 2015088919 of the Official Public Records of Fort Bend County, Texas.

**3. Lien Holders:** None of record.

No examination has been made as to oil, gas or other minerals, or documents affecting the title thereto, abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall inure to the benefit of PLATTING. Liability of Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party, Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. **YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT.** This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,

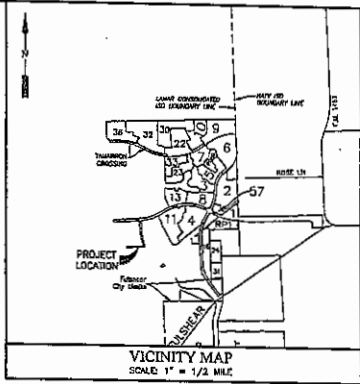
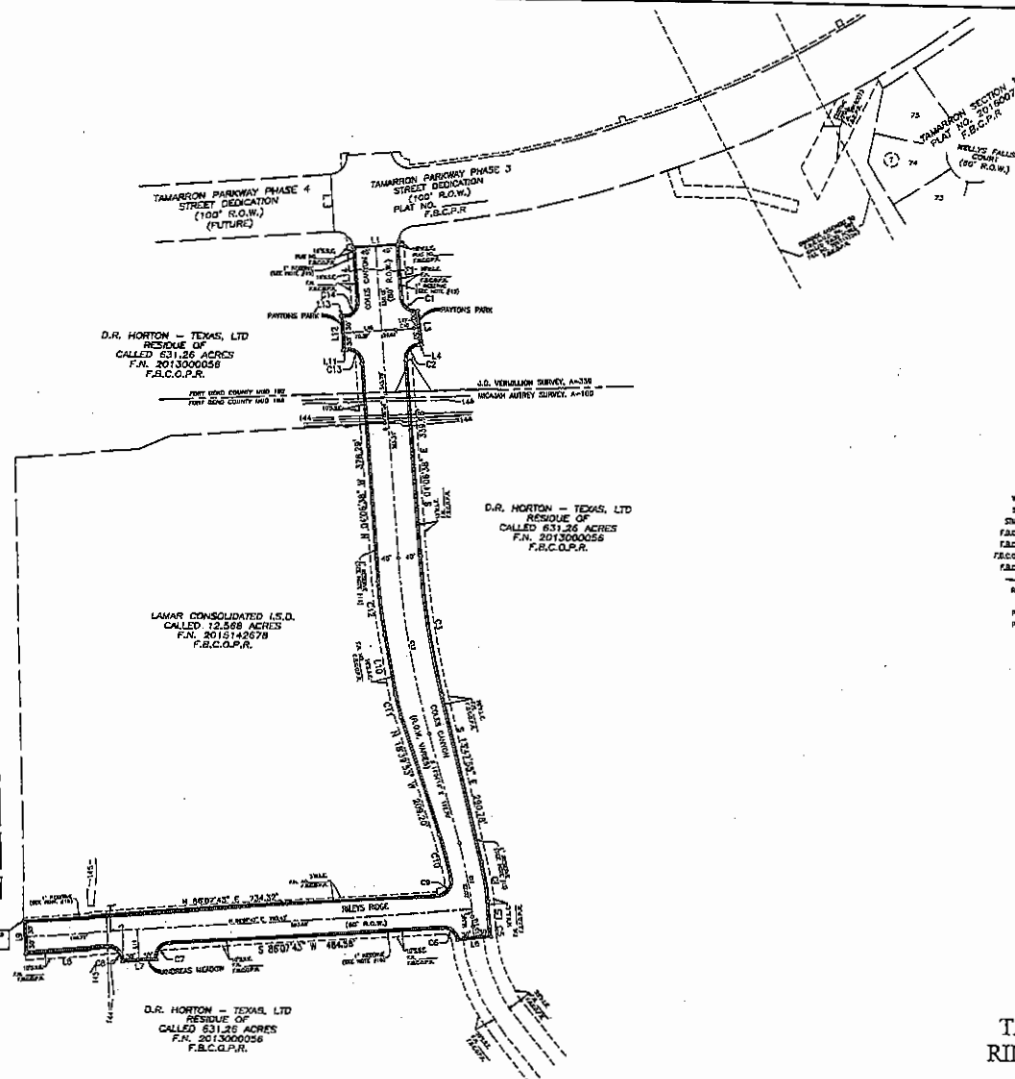


Patanisha Walker  
DHI Title of Central Texas



- NOTES:
- RECONSTRUCTING AND ELEVATING EXISTING 60" TOP OF A CHALLENGER STEEL PIPE THAT IS ENCASED IN A 5" THICK PVC PIPE WITH A LOAD CAPACITY RATED IN 1983. THE POINT IS LOCATED 4'-4" TO THE CENTERLINE OF FM 1443 AND 4'-4" TO THE CENTERLINE OF THE INTERSECTION OF FM 1443 AND CHALLENGER BANKS (EUG. NAT. TX. MAP = 13421 FEET INDIAN).
  - THE RECESSED TEMPORARY RECONSTRUCTING 1980-12 A GRADE BANK ON A CONCRETE CURB MUST BE LOCATED ALONG THE EAST SIDE OF THE IMPROVED ROAD LINE OF TAMARRON TRACE. THE POINT IS LOCATED 4'-4" TO THE CENTERLINE OF THE INTERSECTION OF TAMARRON TRACE AND TAMARRON PARKWAY. ELEVATION = 142.09 FEET INDIAN TO ADJUST TO FORT BEND CO. LEAN GROUND AND 0.26 FEET.
  - ELEVATION FOR EXISTING CONCRETE CURB AND GRADE WITHIN 100'-100'.
  - THIS PLAN WAS PREPARED TO MEET THE CITY OF FORT BEND AND FORT BEND COUNTY REQUIREMENTS.
  - THIS PLAN WAS PREPARED FROM INFORMATION FURNISHED BY ORY CORP., DATE OF THIS PLAN, WITH AN EFFECTIVE DATE OF DECEMBER 1, 2014 ISSUED ON DECEMBER 7, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
  - THIS PLAN LIES WITHIN THE FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 181, FORT BEND WATERBORNE DISTRICT, FORT BEND COUNTY ENGINEERING DISTRICT, LAMAR CONSOLIDATED JURISDICTION, SCHOOL DISTRICT AND THE CITY OF FORT BEND AND FORT BEND COUNTY.
  - THIS SUBDIVISION HAS BEEN COMPLETED UNDER THE FEDERAL ENGINEERING MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 181070001A, DATED APRIL 2, 2014, DESIGNATED AS A 100-YEAR ANNUAL CHANCE FLOOD HAZARD. THE FIRM MAP IS SUBJECT TO THE ACCURACY OF SAID MAP.
  - APPROVAL OF THIS PLAN WILL CONFER ONE YEAR FROM PLANNING AND ZONING APPROVAL, IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
  - THERE ARE NO EVIDENCES FOR PENDING CLAIMS WITHIN THE LIMITS OF THE SUBDIVISION.
  - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY GEORGE CRIVELLO ACTING AS THE DRAINAGE ENGINEER, WITH ALLOWED STREET FLOODING BEING PROHIBITED.
  - ALL EXISTING OBSTRUCTIONS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
  - ALL PROVISIONS TO MEET THE DRAINAGE REQUIREMENTS SHALL BE THROUGH AN APPROVED DRAINAGE STRUCTURE.
  - THIS PLAN LIES WITHIN FORT BEND COUNTY FLOODING ORDINANCE ZONE NO. 3.
  - THE CONDIMNED AND RELOCATED EXISTING HIGHWAY AND TRUCK OVERPASS SYSTEM SOUTH CENTRAL ZONE NO. 404 STATE PLANE AND COORDINATES (NAD83) AND ARE TO BE RELOCATED TO SURFACE BY APPLYING THE FOLLOWING COORDINATE SCALE 1:10001551046.
  - ONE-FOOT WIDEWAYS ADJACENT TO THE CITY IN THE AS A BUFFER SEPARATION BETWEEN THE SIDE OF ONE OF STREETS WHERE SUCH SIDEWAYS ARE REQUIRED. THE WIDTH OF SUCH SIDEWAYS SHALL BE THE SAME AS THE WIDEST PROPERTY TO BE ADJACENT TO A RECORDED PLAN. THE ONE-FOOT WIDEWAYS SHALL BE LOCATED WITHIN THE PUBLIC ROW BOUNDARIES. THE SIDEWAYS SHALL BE KEPT CLEAR OF ALL OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE SIDEWAYS.
  - SEWERAGE SHALL BE KEPT AT LEAST 3 FEET IN WIDTH ON BOTH SIDES OF ALL ADJACENT PROPERTY. THE SIDEWAYS SHALL BE KEPT CLEAR OF ALL OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE SIDEWAYS.
  - CONVEYANCE AND MAINTENANCE RESPONSIBILITY OF THE SEWERAGE FACILITY IS RESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 181.
  - ONE-FOOT WIDEWAYS ADJACENT TO THE CITY IN THE AS A BUFFER SEPARATION BETWEEN THE SIDE OF ONE OF STREETS WHERE SUCH SIDEWAYS ARE REQUIRED. THE WIDTH OF SUCH SIDEWAYS SHALL BE THE SAME AS THE WIDEST PROPERTY TO BE ADJACENT TO A RECORDED PLAN. THE ONE-FOOT WIDEWAYS SHALL BE LOCATED WITHIN THE PUBLIC ROW BOUNDARIES. THE SIDEWAYS SHALL BE KEPT CLEAR OF ALL OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE SIDEWAYS.
  - THIS PLAN IS SUBJECT TO A SEWER FLOW ANALYSIS DOCUMENT AS SET OUT IN OWNER'S FILE NO. 2014030155 OF OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

DRILL SITE NO. 2  
(3.00 ACRES)  
VOL. 13854, P. 28  
F.B.C.O.P.R.



VICINITY MAP  
SCALE: 1" = 1/2 MILE  
KEY MAP NO. 483

LEGEND

- BL. HIGHLIGHTED BOUNDARY LINE
- DL. HIGHLIGHTED PLUMB EXISTENCE
- DL. HIGHLIGHTED ADVANCE EXISTENCE
- W.L. HIGHLIGHTED WATER LINE EXISTENCE
- S.L. HIGHLIGHTED SEWER LINE EXISTENCE
- AS.L. HIGHLIGHTED STORM SEWER EXISTENCE
- F.A.C.P.A. HIGHLIGHTS FORT BEND COUNTY PLAT RECORDS
- F.A.C.A.R. HIGHLIGHTS FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.O.P.R. HIGHLIGHTS FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.A.C.R. HIGHLIGHTS FORT BEND COUNTY GDS RECORDS
- BL. HIGHLIGHTS STREET NAME CHANGE
- BL. HIGHLIGHTS HIGHWAY-WAY
- A.C. HIGHLIGHTS ADJACENT EXISTENCE
- P.O.B. HIGHLIGHTS POINT OF BEGINNING
- P.O.C. HIGHLIGHTS POINT OF COMMENCEMENT
- P.K. HIGHLIGHTS THE VERMILION
- RS. HIGHLIGHTS RESERVE

100 50 0 100  
SCALE: 1"=100'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°52'11" E	162.67'
L2	S 89°52'11" E	162.67'
L3	S 89°52'11" E	162.67'
L4	S 89°52'11" E	162.67'
L5	S 89°52'11" E	162.67'
L6	S 89°52'11" E	162.67'
L7	S 89°52'11" E	162.67'
L8	S 89°52'11" E	162.67'
L9	S 89°52'11" E	162.67'
L10	S 89°52'11" E	162.67'
L11	S 89°52'11" E	162.67'
L12	S 89°52'11" E	162.67'
L13	S 89°52'11" E	162.67'
L14	S 89°52'11" E	162.67'
L15	S 89°52'11" E	162.67'
L16	S 89°52'11" E	162.67'
L17	S 89°52'11" E	162.67'
L18	S 89°52'11" E	162.67'
L19	S 89°52'11" E	162.67'
L20	S 89°52'11" E	162.67'

CURVE TABLE

CURVE	BEARING	CHORD	CHORD BEARING
C1	N 89°52'11" E	162.67'	S 89°52'11" E
C2	S 89°52'11" E	162.67'	N 89°52'11" E
C3	S 89°52'11" E	162.67'	N 89°52'11" E
C4	S 89°52'11" E	162.67'	N 89°52'11" E
C5	S 89°52'11" E	162.67'	N 89°52'11" E
C6	S 89°52'11" E	162.67'	N 89°52'11" E
C7	S 89°52'11" E	162.67'	N 89°52'11" E
C8	S 89°52'11" E	162.67'	N 89°52'11" E
C9	S 89°52'11" E	162.67'	N 89°52'11" E
C10	S 89°52'11" E	162.67'	N 89°52'11" E
C11	S 89°52'11" E	162.67'	N 89°52'11" E
C12	S 89°52'11" E	162.67'	N 89°52'11" E
C13	S 89°52'11" E	162.67'	N 89°52'11" E
C14	S 89°52'11" E	162.67'	N 89°52'11" E
C15	S 89°52'11" E	162.67'	N 89°52'11" E
C16	S 89°52'11" E	162.67'	N 89°52'11" E
C17	S 89°52'11" E	162.67'	N 89°52'11" E
C18	S 89°52'11" E	162.67'	N 89°52'11" E
C19	S 89°52'11" E	162.67'	N 89°52'11" E
C20	S 89°52'11" E	162.67'	N 89°52'11" E

FINAL PLAT OF  
TAMARRON COLES CANYON AND  
RILEY'S RIDGE STREET DEDICATION

A SUBDIVISION OF 3.223 ACRES OF LAND SITUATED IN  
THE J.D. VERMILION SURVEY, ABSTRACT 336, AND THE  
MCJAN ALTRNEY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS

JANUARY 13, 2017 JOB NO. 1931-5514C

OWNERS:  
D.R. HORTON, LTD.  
A TEXAS LIMITED PARTNERSHIP  
CHRIS LINDHORST, PRESIDENT  
14100 SOUTHWEST FREDWAY, SUITE 500, SUGAR LAND, TEXAS 77478  
PH. (281) 566-2100

ENGINEER/SURVEYOR:  
LJA Engineering, Inc.  
2729 Lakeshore Drive Phone 713-963-6500  
Suite 100 Fax 713-963-6500  
Houston, Texas 77042 T&E.P.L. File No. 1010201

CITY OF FULSHEAR  
Registration & Permit Department  
Ph: (281) 346- 1796 fax: (281) 346-2556  
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Section 16/ Final Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: 1-31-17

City Secretary

Processed  
 Returned for additional data

BY: K. Kopf DATE: 1-17-2017

Planning Commission Review

Approved  
 Returned for additional data

BY: Amy P. Pomeroy DATE: 3 FEB 2017

City Council Review

Approved  
 Returned for additional data

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

January 3, 2017

**Engineering Review**

Preliminary Plat – Tamarron Section 16  
City of Fulshear, Texas

**For Information only:**

1. This plat will create 74 Lots in five (5) Reserves in five (5) Blocks that covers a total area of 19.081 acres.
2. Access to this section is Yellow Preserve Drive and from Yulee Mill Drive from Tamarron Trace.
3. This tract is located in the ETJ of the City of Fulshear so approval will be needed from both the City of Fulshear and Fort Bend County.
4. The Typical Lot in this Section appears to be 50 foot by 140 foot with a 25 foot Front Building Line.
5. This plat was previously approved as a Final Plat but with changes being made will need to start with a new Preliminary Plat approval.

**Recommendations:**

I recommend that this Preliminary Plat of Tamarron Section 16 be approved as submitted.





CITY OF FULSHEAR  
 PO Box 279 / 30603 FM 1093  
 Fulshear, Texas 77441  
 Phone: 281-346-1796 ~ Fax: 281-346-2556  
 www.fulsheartexas.gov

**Subdivision/Development Platting Application**

Date: 01-12-2017 Date Received by the City of Fulshear: 01-16-2017  
 Subdivision: TAMARRON SECTION 16 Development: TAMARRON

**SUBMITTAL OF PLAT: (Check Appropriate Selection)**

- Preliminary  Final  Short Form Final  
 Replat  Vacation Plat  Admin. (Minor) Plat  
 Amending Plat

**TYPE OF PLAT: (Check Appropriate Selection)**

- Single-Family Residential  Zero Lot Line/ Patio Home  Multi-Family Residential  
 Planned Development  Commercial  Industrial

Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

Legal Description: 19.081 ACRES IN THE MICAJAH AUTREY SURVEY, A-100

Variance: \_\_\_\_\_ Yes (Attach a Copy of Approval Letter)  No

Total Acreage: 19.081  
 Number of Streets: 4  
 Number of Lots: 74  
 Number and Types of Reserves: 5  
 Total Acres in Reserve: 2.414

**Platting Fees**

- Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre  
 Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre  
 Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre  
 Amending or Minor Plat - \$200.00  
 Plat Vacation - \$500.00  
 2<sup>nd</sup> Review of plats - \$100.00 (each additional review)  
**TOTAL PLATTING FEE** \$1,347.03  
 Park Fees (due at Final Plat Application) \_\_\_\_\_

Owner: D.R. HORTON-TEXAS, LTD.  
 Address: 14100 SOUTHWEST FREEWAY, SUITE 500  
 City/State: SUGAR LAND, TEXAS 77478  
 Telephone: 281-566-2100  
 Email Address: \_\_\_\_\_

Engineer/Planner: LJA ENGINEERING, INC.  
 Contact Person: GEOFF FREEMAN  
 Telephone: 713-358-8830  
 Fax Number: \_\_\_\_\_  
 Email Address: gfreeman@ljaengineering.com

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

SIGNATURE

Geoffrey A. Freeman / Platting Manager

TYPED OR PRINTED NAME/TITLE

01-12-2017

DATE

**DHI TITLE OF CENTRAL TEXAS  
14100 Southwest Freeway, Suite 510  
Sugar Land, Texas 77478**

**CITY PLANNING LETTER**

December 14, 2016

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 8th day of December, 2016, we find the following:

**Record Owner:**

D. R. Horton-Texas, Ltd., a Texas limited partnership

**Recording Instrument:**

Special Warranty Deed, executed by BFH Mining, Ltd., a Texas limited partnership to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated December 31, 2012, recorded in Document No. 2013000056 of the Official Public Records of Fort Bend County, Texas.

**Legal Description:**

**TAMARRON SECTION 16 (Proposed Plat)**

**DESCRIPTION OF  
19.081 ACRES  
TAMARRON SECTION 16**

Being 19.081 acres of land located in the Micajah Autrey Survey, Abstract 100, Fort Bend County, Texas, more particularly being a portion of that certain called 631.26 acre tract conveyed to D.R. Horton – Texas, LTD by an instrument of record under File Number 2013000056 of the Official Public Records of said Fort Bend County (F.B.C.O.P.R.), said 19.081 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83, Epoch 2010.00);



BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" found marking the south corner of Reserve "K" of Tamarron Section 1, a subdivision of record on Plat Number 20140153, of the Map Records of said Fort Bend County (F.B.C.M.R.), same point being the southwest corner of said Tamarron Section 1;

Thence, North 50° 55' 29" East, along the southeast line of said Reserve "K", 230.29 feet to the west corner of a 0.080 acre tract described as a Meter Station (50' X 70') conveyed to SiEnergy L.P. by an instrument of record under File Number 2015091125, F.B.C.O.P.R.;

Thence, South 39° 33' 22" East, along the southwest line of said 0.080 acre tract, 70.00 feet to the south corner of said 0.080 acre tract;

Thence, North 50° 55' 29" East, along the southeast line of said 0.080 acre tract, 50.00 feet to the east corner of said 0.080 acre tract, same point being in the southwest line of Reserve "H" of the aforementioned Tamarron Section 1;

Thence, South 39° 33' 22" East, along the southwest line of said Reserve "H", 126.75 feet to a 1-1/2-inch iron pipe found marking the most southerly southwest corner of said Reserve "H", on the east line of the aforementioned 631.26 acre tract, same point being the northwest corner of that certain called 56.1664 acre tract conveyed to Darmar Corp by an instrument of record in Volume 797, Page 867, of the Deed Records of Fort Bend County, (F.B.C.D.R.) same being the common survey line of said Micajah Autrey Survey and the A.G. Sharpless Survey, A-322;

Thence, South 01° 57' 46" East, along the common line of said 631.26 acre tract and said 56.1664 acre tract and along said common survey line, at 508.63 feet pass a 1-1/2-inch iron pipe found marking the common west corner of said 56.1664 acre tract and that certain called 30.53 acre tract (described as Tract III) conveyed to D. R. Horton – Texas, LTD by an instrument of record under File Number 2013000056, F.B.C.O.P.R., continuing with the common line of said 631.26 acre tract and said 30.53 acre tract a total distance of 2,515.16 feet to a point for corner;

Thence, North 35° 51' 45" West, departing said common lines, 372.49 feet to a point for corner, the beginning of a curve;

Thence, 131.70 feet along the arc of a tangent curve to the right, having a radius of 950.00 feet, a central angle of  $07^{\circ} 56' 35''$  and a chord which bears North  $31^{\circ} 53' 28''$  West, 131.60 feet to a point for corner, the beginning of a compound curve;

Thence, 56.47 feet along the arc of a tangent curve to the right, having a radius of 30.00 feet, a central angle of  $107^{\circ} 51' 01''$  and a chord which bears North  $26^{\circ} 00' 21''$  East, 48.49 feet to a point for corner;

Thence, North  $10^{\circ} 04' 09''$  West, 80.00 feet to a point for corner, the beginning of a curve;

Thence, 30.39 feet along the arc of a non-tangent curve to the left, having a radius of 340.00 feet, a central angle of  $05^{\circ} 07' 18''$  and a chord which bears South  $77^{\circ} 22' 12''$  West, 30.38 feet to a point for corner, the beginning of a reverse curve;

Thence, 45.11 feet along the arc of a tangent curve to the right, having a radius of 30.00 feet, a central angle of  $86^{\circ} 08' 56''$  and a chord which bears North  $62^{\circ} 06' 59''$  West, 40.98 feet to a point for corner, the beginning of a compound curve;

Thence, 283.18 feet along the arc of a tangent curve to the right, having a radius of 950.00 feet, a central angle of  $17^{\circ} 04' 43''$  and a chord which bears North  $10^{\circ} 30' 09''$  West, 282.13 feet to a point for corner;

Thence, North  $01^{\circ} 57' 47''$  West, 592.63 feet to a point for corner, the beginning of a curve;

Thence, 47.12 feet along the arc of a tangent curve to the right, having a radius of 30.00 feet, a central angle of  $90^{\circ} 00' 00''$  and a chord which bears North  $43^{\circ} 02' 13''$  East, 42.43 feet to a point for corner;

Thence, North  $01^{\circ} 57' 47''$  West, 80.00 feet to a point for corner, the beginning of a curve;

Thence, 47.12 feet along the arc of a non-tangent curve to the right, having a radius of 30.00 feet, a central angle of  $90^{\circ} 00' 00''$ , and a chord which bears North  $46^{\circ} 57' 47''$  West, 42.43 feet to a point for corner;

Thence, North 01°57'47" West, 669.11 feet to a point for corner, the beginning of a curve;

Thence, 262.86 feet along the arc of a tangent curve to the right, having a radius of 1,340.00 feet, a central angle of 11°14'22" and a chord which bears North 03°39'24" East, 262.44 feet to the POINT OF BEGINNING and containing 19.081 acres of land.

**1. Deed Restrictions:**

None of record.

**2. Easements and other encumbrances (Oil, Gas and other Minerals excluded):**

Assignment of Utility Rights recorded in Document No. 2005115747, Official Public Records of Fort Bend County, Texas.

Drainage Easement to Tamarron Lakes, L. P. recorded in Document No. 2007020121, Official Public Records of Fort Bend County, Texas. (Proposed plat does not show easement as affecting but acreage survey on acquisition and existing plat of Tamarron Section 1 depict it as affecting the acreage being platted.)

Unrecorded development agreement by and between the City of Fulshear, Texas, and Tamarron Lakes, L. P., as evidenced by Memorandum of Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Grazing Lease by and between BFH Mining, Ltd., Lessor, and Bar M Cattle Company, Lessee, recorded in Document No. 2010127261, corrected in Document No. 2011001553, of the Official Public Records of Fort Bend County, Texas. Assignment and Assumption of Grazing Lease, from BFH Mining, Ltd., to D.R. Horton – Texas, Ltd., recorded in Document No. 2013000062 of the Official Public Records of Fort Bend County, Texas.

Texas Commission on Environmental Quality Notice of Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008063993, and Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008064844, both of the Official Public Records of Fort Bend County, Texas.

Notice of Intention to Introduce a Bill in the Legislature of Texas, pertaining to the Fulshear Parkway Improvement District, recorded in Document No. 2013025598 of the Official Public Records of Fort Bend County, Texas.

Memorandum of Fulshear Parkway Private Participation Agreement, dated August 30, 2013, recorded in Document No. 2013119270 of the Official Public Records of Fort Bend County, Texas.

Natural Gas Pipeline Easement By and Between D. R. Horton-Texas, Ltd. and SiEnergy, L. P., recorded in Document No. 2014098654, Official Public Records of Fort Bend County, Texas.

Pipeline Easement and Right-of-Way Agreement recorded in Document No. 2016026573, Official Public Records of Fort Bend County, Texas.

The rights of Fort Bend County Municipal Utility District No. 182 to levy taxes and issue bonds.

Easements, and other matters, to be created by the proposed plat.

**3. Lien Holders:** None of record.

No examination has been made as to oil, gas or other minerals, or documents affecting the title thereto, abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall inure to the benefit of PLATTING. Liability of Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party, Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,

Tatanisha Walker  
DHI Title of Central Texas



August 11, 2016

City of Fulshear  
30603 FM 1093  
Fulshear, TX 77441

**Re: Preliminary Plat of Tamarron Sec. 16**

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated August 12, 2016.

At this time, CenterPoint Energy has no objection associated with the general layout and utility easements as exhibited on said plat.

In cases where utility easements are overlapping with drainage or other specific or pre-existing easements, CenterPoint Energy will require exclusive easements.

Upon completion of CenterPoint Energy's facility designs, dedicated utility easements may be determined inadequate by CenterPoint Energy. In these cases, the developer, his successors or assigns, will be required to provide CenterPoint Energy with exclusive easements.

This letter does not give consent to any encroachments, abandonments of pre-existing easements, roads, alleys or street right-of-ways. Abandonment of any of the above requires a formal review, consent and closure process.

If there are any questions, please contact Samantha Richards at 713.207.6362.

Sincerely,

A handwritten signature in blue ink that reads "Samantha Richards". The signature is written in a cursive style with a large, sweeping initial 'S'.

Samantha Richards  
Right of Way Agent

C: Ashley Fuller<afuller@ljaengineering>

**PLR16.319**



August 9, 2016

Ms. Ashley Fuller  
Project Coordinator  
LJA Engineering, Inc.  
2929 Briarpark Drive, Suite 600  
Houston, Texas 77042

**Re: Preliminary Plat of Tamarron Section 16**

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated August 12, 2016

At this time, Comcast Cable has no objection associated with the general layout and utility easements as exhibited on said plat.

In cases where utility easements are overlapping with drainage or other specific or pre-existing easements, Comcast Cable will require exclusive easements.

Upon completion of Comcast Cable's facility design, if so required, dedicated utility easements may be determined inadequate by Comcast Cable. In these cases, the developer, his successors or assigns, will be required to provide Comcast with exclusive easements.

This letter does not give consent to any encroachments, abandonments of pre-existing easements, roads, alleys, or street right-of-ways. Abandonment of any of the above requires a formal review, consent and closure process.

Please feel free to contact me at 713-637-5025 with any questions that you may have.

Sincerely,

Chris Grey  
Construction Supervisor, Design and Serviceability

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH OURSelves, PRESIDENT, BEING AN OFFICER OF SAID PARTNERSHIP, DO HEREBY CERTIFY THAT THE UNDERSIGNED INSTRUMENT OF SAID PARTNERSHIP, BEING A LIMITED PARTNERSHIP AGREEMENT, WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF SAID COUNTY, TEXAS, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, AND THAT SAID INSTRUMENT IS THE INSTRUMENT WHICH AUTHORIZES THE EXECUTION OF THIS INSTRUMENT.

FURTHER, WE HEREBY CERTIFY THAT THE UNDERSIGNED INSTRUMENT IS THE INSTRUMENT WHICH AUTHORIZES THE EXECUTION OF THIS INSTRUMENT, AND THAT SAID INSTRUMENT IS THE INSTRUMENT WHICH AUTHORIZES THE EXECUTION OF THIS INSTRUMENT.

FURTHER, WE HEREBY CERTIFY THAT THE UNDERSIGNED INSTRUMENT IS THE INSTRUMENT WHICH AUTHORIZES THE EXECUTION OF THIS INSTRUMENT, AND THAT SAID INSTRUMENT IS THE INSTRUMENT WHICH AUTHORIZES THE EXECUTION OF THIS INSTRUMENT.

FURTHER, WE HEREBY CERTIFY THAT THE UNDERSIGNED INSTRUMENT IS THE INSTRUMENT WHICH AUTHORIZES THE EXECUTION OF THIS INSTRUMENT, AND THAT SAID INSTRUMENT IS THE INSTRUMENT WHICH AUTHORIZES THE EXECUTION OF THIS INSTRUMENT.

FURTHER, WE HEREBY CERTIFY THAT THE UNDERSIGNED INSTRUMENT IS THE INSTRUMENT WHICH AUTHORIZES THE EXECUTION OF THIS INSTRUMENT, AND THAT SAID INSTRUMENT IS THE INSTRUMENT WHICH AUTHORIZES THE EXECUTION OF THIS INSTRUMENT.

FURTHER, WE HEREBY CERTIFY THAT THE UNDERSIGNED INSTRUMENT IS THE INSTRUMENT WHICH AUTHORIZES THE EXECUTION OF THIS INSTRUMENT, AND THAT SAID INSTRUMENT IS THE INSTRUMENT WHICH AUTHORIZES THE EXECUTION OF THIS INSTRUMENT.

FURTHER, WE HEREBY CERTIFY THAT THE UNDERSIGNED INSTRUMENT IS THE INSTRUMENT WHICH AUTHORIZES THE EXECUTION OF THIS INSTRUMENT, AND THAT SAID INSTRUMENT IS THE INSTRUMENT WHICH AUTHORIZES THE EXECUTION OF THIS INSTRUMENT.

FURTHER, WE HEREBY CERTIFY THAT THE UNDERSIGNED INSTRUMENT IS THE INSTRUMENT WHICH AUTHORIZES THE EXECUTION OF THIS INSTRUMENT, AND THAT SAID INSTRUMENT IS THE INSTRUMENT WHICH AUTHORIZES THE EXECUTION OF THIS INSTRUMENT.

FURTHER, WE HEREBY CERTIFY THAT THE UNDERSIGNED INSTRUMENT IS THE INSTRUMENT WHICH AUTHORIZES THE EXECUTION OF THIS INSTRUMENT, AND THAT SAID INSTRUMENT IS THE INSTRUMENT WHICH AUTHORIZES THE EXECUTION OF THIS INSTRUMENT.

FURTHER, WE HEREBY CERTIFY THAT THE UNDERSIGNED INSTRUMENT IS THE INSTRUMENT WHICH AUTHORIZES THE EXECUTION OF THIS INSTRUMENT, AND THAT SAID INSTRUMENT IS THE INSTRUMENT WHICH AUTHORIZES THE EXECUTION OF THIS INSTRUMENT.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

D.R. HORTON-TEXAS, LTD.  
A TEXAS LIMITED PARTNERSHIP

BY: \_\_\_\_\_  
CHIEF FINANCIAL OFFICER

STATE OF TEXAS  
COUNTY OF FORT BEND

I, \_\_\_\_\_, PRESIDENT OF SAID PARTNERSHIP, DO HEREBY CERTIFY THAT THE UNDERSIGNED INSTRUMENT IS THE INSTRUMENT WHICH AUTHORIZES THE EXECUTION OF THIS INSTRUMENT, AND THAT SAID INSTRUMENT IS THE INSTRUMENT WHICH AUTHORIZES THE EXECUTION OF THIS INSTRUMENT.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, GARY D. HUNTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE UNDERSIGNED INSTRUMENT IS THE INSTRUMENT WHICH AUTHORIZES THE EXECUTION OF THIS INSTRUMENT, AND THAT SAID INSTRUMENT IS THE INSTRUMENT WHICH AUTHORIZES THE EXECUTION OF THIS INSTRUMENT.

GARY D. HUNTER, P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 3639

I, MURRAY F. GAY, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THE UNDERSIGNED INSTRUMENT IS THE INSTRUMENT WHICH AUTHORIZES THE EXECUTION OF THIS INSTRUMENT, AND THAT SAID INSTRUMENT IS THE INSTRUMENT WHICH AUTHORIZES THE EXECUTION OF THIS INSTRUMENT.

MURRAY F. GAY, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 62468



THIS PLAN OF TAMARRON SECTION 18 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULBRIGHT, TEXAS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

BY: \_\_\_\_\_  
CITY CLERK

BY: \_\_\_\_\_  
CITY CLERK

THIS PLAN OF TAMARRON SECTION 18 WAS APPROVED ON \_\_\_\_\_ BY THE CITY PLANNING COMMISSION AND SIGNED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017. PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND VOID UNLESS THE PLAN IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

BY: \_\_\_\_\_  
CITY CLERK

BY: \_\_\_\_\_  
CITY CLERK

I, ROBERT W. STELLINGS, FORT BEND COUNTY CLERK, DO HEREBY CERTIFY THAT THE PLAN OF THIS SECTION CONFORMS WITH ALL OF THE LEGAL RULES AND REGULATIONS OF THIS OFFICE AS APPLIED BY THE FORT BEND COUNTY COMMISSIONERS COURT. HOWEVER, NO CERTIFICATION OF REPLY OTHER THAN AS TO THE OFFICE OF CHANGE FROM THE SUBMISSION OF THE INTERSECTING DRAINAGE ALTERNATE OR RAINFALL STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE INTERSECTION.

ROBERT W. STELLINGS, P.E.  
FORT BEND COUNTY CLERK

BEING 19,081 ACRES OF LAND LOCATED IN THE MIDLAND AUTHORITY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 631.90 ACRE TRACT CONVEYED TO GUY HORTON - TEXAS, LTD. BY AN INSTRUMENT OF RECORD NUMBER 201608151, OF THE MAP RECORDS OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY (P.L.S.C.A.P.A.), SAID 19,081 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, EPOCH 2010.00):

BEGINNING AT A 5/8-INCH IRON ROD WITH COP STAMPED "1A" CHIT FOUND MARKING THE SOUTH CORNER OF RESERVE "N" OF TAMARRON SECTION 1, A SUBDIVISION OF RECORD ON PLAN NUMBER 20140151, OF THE MAP RECORDS OF SAID FORT BEND COUNTY (P.L.S.C.A.P.A.), SAID POINT BEING THE SOUTHWEST CORNER OF SAID TAMARRON SECTION 1;

THENCE, NORTH 80° 53' 28" EAST, ALONG THE SOUTHWEST LINE OF SAID RESERVE "N", 238.59 FEET TO THE WEST CORNER OF A 0.630 ACRE TRACT DESCRIBED AS A METER STATION (80° X 70') CONVEYED TO MIDWESTRY L.P. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 201601152, P.L.S.C.A.P.A.;

THENCE, SOUTH 30° 23' 22" EAST, ALONG THE SOUTHWEST LINE OF SAID 0.630 ACRE TRACT, 79.00 FEET TO THE SOUTH CORNER OF SAID 0.630 ACRE TRACT;

THENCE, NORTH 80° 53' 28" EAST, ALONG THE SOUTHWEST LINE OF SAID 0.630 ACRE TRACT, 50.00 FEET TO THE EAST CORNER OF SAID 0.630 ACRE TRACT, SAID POINT BEING IN THE SOUTHWEST LINE OF RESERVE "N" OF THE AFORESAID TAMARRON SECTION 1;

THENCE, SOUTH 30° 23' 22" EAST, ALONG THE SOUTHWEST LINE OF SAID RESERVE "N", 156.75 FEET TO A 1-1/2-INCH IRON PIPE FOUND MARKING THE MOST SOUTHWEST SOUTHWEST CORNER OF SAID RESERVE "N", ON THE EAST LINE OF THE AFORESAID 0.630 ACRE TRACT CONVEYED TO MIDWESTRY L.P. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 201601152, P.L.S.C.A.P.A., CONFORMING WITH THE COUSH LINE OF SAID 0.630 ACRE TRACT AND SAID 0.630 ACRE TRACT A TOTAL DISTANCE OF 2,515.16 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 64° 57' 48" EAST, ALONG THE COUSH LINE OF SAID 0.630 ACRE TRACT AND SAID 0.630 ACRE TRACT AND ALONG SAID COUSH BURNET LINE, AT 2064.82 FEET PASS A 1-1/2-INCH IRON PIPE FOUND MARKING THE CORNER WEST CORNER OF SAID 0.61044 ACRE TRACT AND THAT CERTAIN CALLED 0.630 ACRE TRACT (DESCRIBED AS TRACT "N" CONVEYED TO D. R. HORTON - TEXAS, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 201608068, P.L.S.C.A.P.A., CONFORMING WITH THE COUSH LINE OF SAID 0.630 ACRE TRACT AND SAID 0.630 ACRE TRACT A TOTAL DISTANCE OF 2,515.16 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 30° 41' 43" WEST, DEPARTING SAID COUSH LINE, 372.48 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 131.70 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 0° 52' 25" AND A CHORD WHICH BEARS NORTH 20° 33' 28" WEST, 131.60 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 55.47 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 10° 51' 01" AND A CHORD WHICH BEARS NORTH 20° 02' 21" EAST, 48.49 FEET TO A POINT FOR CORNER;

THENCE, NORTH 10° 04' 08" WEST, 80.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 30.39 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 0° 52' 25" AND A CHORD WHICH BEARS NORTH 20° 33' 28" WEST, 30.39 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 45.11 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 88° 08' 56" AND A CHORD WHICH BEARS NORTH 82° 08' 56" WEST, 40.59 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 383.10 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 17° 04' 43" AND A CHORD WHICH BEARS NORTH 40° 08' 09" WEST, 283.10 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01° 57' 47" WEST, 582.83 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

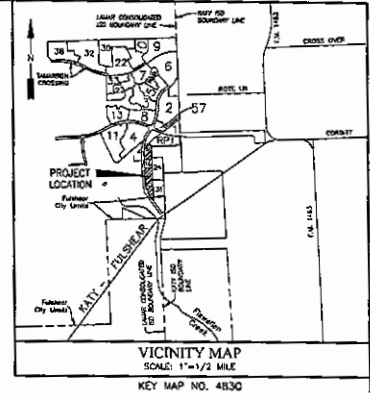
THENCE, 47.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 88° 08' 56" AND A CHORD WHICH BEARS NORTH 42° 08' 17" EAST, 42.43 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01° 57' 47" WEST, 80.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 47.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 0° 52' 25" AND A CHORD WHICH BEARS NORTH 20° 33' 28" WEST, 47.12 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01° 57' 47" WEST, 889.11 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 382.83 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 17° 04' 43" AND A CHORD WHICH BEARS NORTH 40° 08' 09" WEST, 282.83 FEET TO THE POINT OF BEGINNING AND COMMENCING 19,081 ACRES OF LAND;



APPROVED BY THE COMMISSIONERS COURT OF FORT BEND COUNTY, TEXAS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

WILET M. WARD, JR.  
PRESIDENT 1, COUNTY COMMISSIONER

ROBERT C. HUBBARD  
COUNTY CLERK

W. A. (GARY) MEYERS  
PRESIDENT 3, COUNTY COMMISSIONER

JAMES PATTERSON  
PRESIDENT 4, COUNTY COMMISSIONER

L. LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_, 2017, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ P.M. IN FILE NUMBER \_\_\_\_\_ OF THE PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESSES MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THIS DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

FINAL PLAT OF  
**TAMARRON SECTION 18**  
A SUBDIVISION OF 19,081 ACRES OF LAND SITUATED IN THE  
MIDLAND AUTHORITY SURVEY, ABSTRACT 100,  
FORT BEND COUNTY, TEXAS.

74 LOTS    5 RESERVES (2,414 ACRES)    5 BLOCKS  
JANUARY 13, 2017    JOB NO. 1931-1418P

OWNERS:  
**D.R. HORTON-TEXAS, LTD.**  
A TEXAS LIMITED PARTNERSHIP  
CHRIS LANDHEERST, PRESIDENT  
14100 SOUTHWEST FREEDWAY, SUITE 300, SUGAR LAND, TEXAS 77478  
(281) 585-2100

ENGINEER/SURVEYOR:  
**LJA Engineering, Inc.**  
323 Sherman Drive  
Suite 609  
Houston, Texas 77042  
Phone 713.653.8200  
Fax 713.653.8202  
FNN-F-1338  
T.S.P.L.S. File No. 16192501

MURRAY F. GAY, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 62468

GARY D. HUNTER, P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 3639

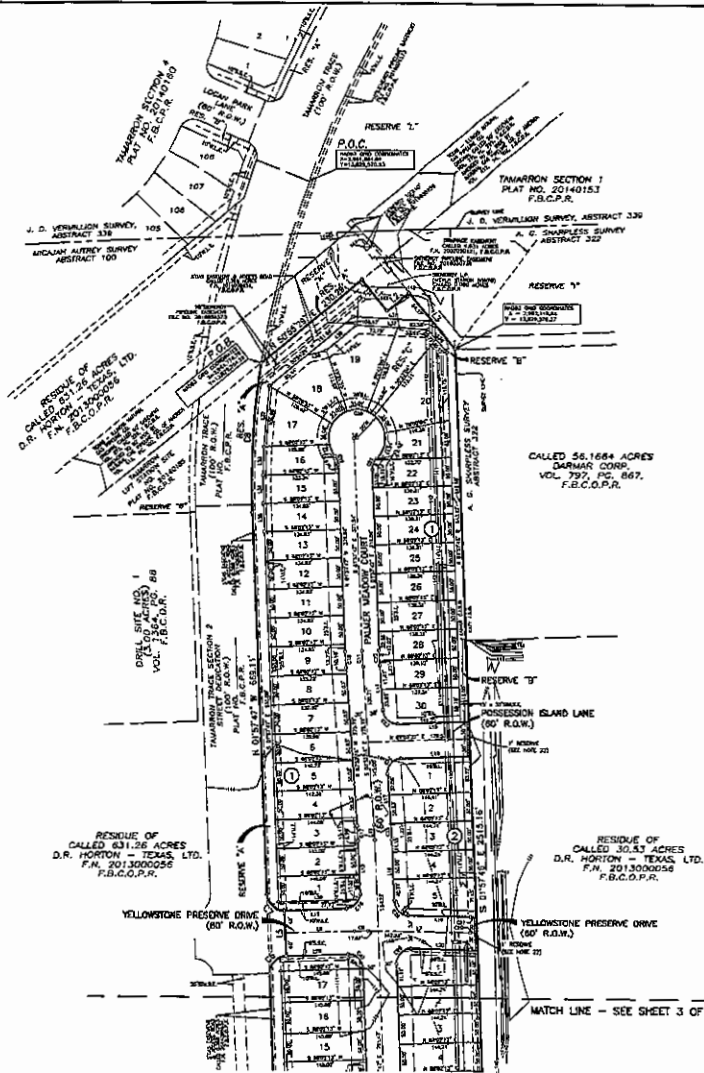


**NOTES:**

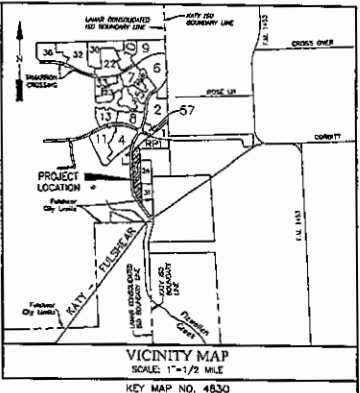
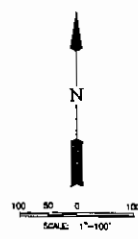
- BENCHMARK HAS MONUMENT NUMBER 66. TOP OF A COMBUSTIBLE IRON ROD THAT IS ENCASED IN A 5 INCH PIPE WITH A LEAD CAP BEARING NUMBER 66. THE POINT IS LOCATED 47'-72 FEET WEST OF THE CORNER OF FM 1443 AND +/- 53.34 METERS NORTH OF THE INTERSECTION OF FM 1443 AND CHANDLER FARM ROAD, W. 1/4.
- CLV = 136.21 FEET NAVD83
- THIS INDICATES TEMPORARY BENCHMARK: THE 1.5" DIA. BRASS DISK ON A CONCRETE CURB BUILT LOCATED ALONG THE EAST SIDE OF THE NORTH BOUND LINE OF TAMARRON TRACT. THE POINT IS LOCATED +/- 200 FEET NORTH OF THE CONTINUATION OF THE INTERSECTION OF TAMARRON TRACT AND TAMARRON DRIVE.
- CLV = 142.69 FEET NAVD83
- TO ADJUST TO POINT BENCH. C. LEAN NORTH AND 0.31 FEET.
- ELEVATIONS FOR COLORING CONTOUR LINES ARE BASED UPON NAVD83.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF FULBRIGHT AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY SHI TITLE OF CENTRAL TEXAS, EFFECTIVE DECEMBER 8, 2019 AND ISSUED DECEMBER 14, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 183, FORT BEND SUBDIVISION DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND THE CITY OF FULBRIGHT AND FORT BEND COUNTY.
- THIS SUBDIVISION LIES WITHIN UNDEVELOPED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48122D (REVISED APRIL 2, 2014), SHOWN AS AN AREA OUTSIDE THE 500 YEAR FLOODPLAIN; LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- APPROVAL OF THIS PLAT WILL COME ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THE EASEMENTS AND EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE SHOWN HEREON.
- THE MINIMUM SLAB ELEVATION SHALL BE 143.27 FEET (EIGHTY EIGHT INCHES (18") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND MINIMUM FINISH ELEVATION, EIGHTY EIGHT (18") ABOVE NATURAL GROUND, ON THESE POINTS (LIST ABOVE THE TOP OF CURB AT THE POINT OF THE LOT, INDICATED IN INCHES). THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTY EIGHT (18") ABOVE NATURAL GROUND.
- ALL LOT LINES SHALL HAVE A MINIMUM 3" SIDE YARD SETBACK LINE.
- A VARIATION OF 1" SHALL BE MAINTAINED BETWEEN RESIDENTIAL BUILDINGS.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE DISTRICT, WHICH ALLOWS STREET PAVING DURING INTERIM PERIODS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF OBSTACLES, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL IMPURITY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- THE COORDINATES AND BEARINGS SHOWN HEREON AND TO BE COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4204 (STATE PLANE ONE COORDINATE (MAD)) AND MAY BE BLENDED TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1,000:1 (SOUTH).
- BENCHMARKS SHALL BE BUILT OR CHANGED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DESIGNATED ROAD-WAY WITHIN SAID PLAT, AND ON THE CORNER OF THE RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 183.
- ONE-FOOT (12") HIGH IRON RODS (2") FEET IN LENGTH WITH PLASTIC CAP MARKED "L.A. ENG" ARE SET ON ALL DESIGNATED DRAINAGE CHANNELS, UNLESS OTHERWISE NOTED.
- LOTS BOUNDING OR BOUND TAMARRON TRACT ARE HEREBY GRANTED DIRECT DRIVEWAY ACCESS TO AND FROM THE AFORESAID STREET.
- ONE-FOOT (12") WIDE STRIP DESIGNATED TO THE CITY IN FEET AS A BUFFER SEPARATION BETWEEN THE SIDE OF THE STREET, WALK, BIKEWAY AND JOINDER ADJACENT LOTS, THE CORNER OF SAID SUBDIVISION BEING THAT WHICH THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDING PLAT, THE OWNER OF SAID STRIP, INCLUDING BENCH MARKS, IN THE PUBLIC FOR STREET REPAIRS AND MAINTENANCE AND THE TITLE TITLE SHOULD BE REVERTED TO AND REVERT TO THE DESIGNER, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- THE HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN THE DRAINAGE FACILITIES WITHIN RESERVES "B" AND "C".

**LEGEND**

- BL. INDICATES BUILDING LINE
- W.E. INDICATES WATER EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.E. INDICATES WATER EASEMENT
- S.E.C. INDICATES SEWER EASEMENT
- S.W.S.E. INDICATES SEWER EASEMENT
- S.W.S.E. INDICATES SEWER EASEMENT
- F.B.C.P.A. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- F.B.C.P.A. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- R.O.W. INDICATES RIGHT-OF-WAY
- A.C. INDICATES AERIAL EASEMENT
- P.O.C. INDICATES POINT OF COMMENCEMENT
- P.O.G. INDICATES POINT OF BEGINNING
- F.A. INDICATES FILE NUMBER
- R.C. INDICATES RECORD



RESERVE TABLE			
RESERVE	ACREAGE	SQ.F.T.	TYPE
A	0.716	31,442	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARKING/ACCESS
B	0.316	13,561	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
C	0.185	7,189	RESTRICTED TO OPEN SPACE/DRAINAGE
D	0.147	5,933	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.578	23,863	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	2.448	102,185	



**FINAL PLAT OF TAMARRON SECTION 16**

A SUBDIVISION OF 18,081 ACRES OF LAND SITUATED IN THE MCGAHN AUSTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.

74 LOTS 5 RESERVES (2-414 ACRES) 5 BLOCKS  
 JANUARY 13, 2017 JOB NO. 1531-1415F

OWNERS:  
**D.R. HORTON-TEXAS, LTD.**  
 A TEXAS LIMITED PARTNERSHIP  
 CHRIS LINDHORST, PRESIDENT  
 14100 SOUTHWEST FREDRICK, SUITE 500, SUGAR LAND, TEXAS 77478  
 (281) 596-2100

ENGINEER/SURVEYOR:  
**L.A. Engineering, Inc.**  
 2070 Dwyer Drive  
 Suite 202  
 Houston, Texas 77042  
 Phone 713.853.5500  
 Fax 713.923.8005  
 FIRM # 1328  
 T.S.P.L.S. Firm No. 10112001

HEIDI F. SHI, P.E.  
 LICENSED PROFESSIONAL ENGINEER  
 TEXAS LICENSE NO. 82458

GARY D. HUNTER, R.L.S.  
 LICENSED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 2439





CITY OF FULSHEAR  
Registration & Permit Department  
Ph: (281) 346- 1796 fax: (281) 346-2556  
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Section 24 / Preliminary Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: 1-31-17

City Secretary

Processed  
 Returned for additional data

BY: JK Kopf DATE: 1-17-2017

Planning Commission Review

Approved  
 Returned for additional data

BY: APem DATE: 3 FEB 2017

City Council Review

Approved  
 Returned for additional data

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

January 31, 2017

**Engineering Review**

Preliminary Plat – Tamarron Section 24  
City of Fulshear, Texas

**For Information only:**

1. This plat will create 51 Lots in one (1) Reserve in three (3) Blocks that covers a total area of 11.918 acres.
2. Access to this section is from Possession Island Lane and from Yellowstone Preserve Drive from Tamarron Section 16.
3. This tract is located in the ETJ of the City of Fulshear so approval will be needed from both the City of Fulshear and Fort Bend County.
4. The Typical Lot in this Section appears to be 50 foot by 135 foot with a 25 foot Front Building Line.

**Recommendations:**

I recommend that this Preliminary Plat of Tamarron Section 24 be approved as submitted.





**CITY OF FULSHEAR**  
 PO Box 279 / 30603 FM 1093  
 Fulshear, Texas 77441  
 Phone: 281-346-1796 ~ Fax: 281-346-2556  
 www.fulsheartexas.gov

**Subdivision/Development Platting Application**

Date: 01/09/2017 Date Received by the City of Fulshear: 01/16/2017  
 Subdivision: TAMARRON SECTION 24 Development: TAMARRON

**SUBMITTAL OF PLAT: (Check Appropriate Selection)**

- Preliminary  Final  Short Form Final  
 Replat  Vacation Plat  Admin. (Minor) Plat  
 Amending Plat

**TYPE OF PLAT: (Check Appropriate Selection)**

- Single-Family Residential  Zero Lot Line/ Patio Home  Multi-Family Residential  
 Planned Development  Commercial  Industrial  
 Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

**Legal Description:** 11.918 ACRES IN THE A.G. SHARPLESS SURVEY, A-322

**Variance:** \_\_\_\_\_ Yes (Attach a Copy of Approval Letter)  No

Total Acreage: 11.918  
 Number of Streets: 4  
 Number of Lots: 51  
 Number and Types of Reserves: 1  
 Total Acres in Reserve: 0.175

**Owner:** D.R. HORTON-TEXAS, LTD.  
**Address:** 14100 SOUTHWEST FREEWAY, SUITE 500  
**City/State:** SUGAR LAND, TEXAS 77478  
**Telephone:** 281-566-2100  
**Email Address:** \_\_\_\_\_

**Engineer/Planner:** LJA ENGINEERING, INC.  
**Contact Person:** GEOFF FREEMAN  
**Telephone:** 713-358-8830  
**Fax Number:** \_\_\_\_\_  
**Email Address:** gfreeman@ljaengineering.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b> \$827.48	
Park Fees (due at Final Plat Application)	_____

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

MAF Geoffrey A. Freeman / Platting Manager 01-09-2017  
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

## Geoff Freeman

---

**From:** Geoff Freeman  
**Sent:** Thursday, January 12, 2017 8:40 AM  
**To:** 'lrow@centerpointenergy.com'; 'chris\_grey@cable.comcast.com'  
**Subject:** Tamarron 24\_No Objection Request\_2017-01-12  
**Attachments:** TamarronSec-24\_PP\_2017-01-12.pdf

Good morning –

Please find attached the above referenced plat for your review. If the plat meets your approval please provide our office with a Letter of No Objection, addressed to the City of Fulshear, at your earliest convenience.

Please let me know if you have any questions or comments.

Thank you and have a great day!

-Geoff

**Geoffrey A. Freeman**  
Platting Manager

**LJA Engineering** | We Build Civilization

o Katy

P: 713.953.5200

D: 713.358.8830

[www.ljaengineering.com](http://www.ljaengineering.com)

[Facebook](#) • [Twitter](#) • [LinkedIn](#)

STATE OF TEXAS  
COUNTY OF FORT BEND

I, D.R. HORTON, LIMITED, A TEXAS LIMITED PARTNERSHIP, acting by and through CHARLES LAWRENCE, PRESIDENT, being an officer of D.R. HORTON, LIMITED, A TEXAS LIMITED PARTNERSHIP, hereby certify that the above described plat was prepared from an actual survey of the property made under an order of the court that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron or other suitable permanent marks and rods such an inside diameter of not less than the center of 1/8 inch and a length of not less than three (3) feet with plastic cap marked "L.A. DUT" UNLESS OTHERWISE NOTED. (SEE SHEET 02)

FURTHER, OWNER HAS DEMONSTRATED AND BY THESE PRESENTS DO DEMONSTRATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNRESTRICTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL FIFTY FEET, SIX INCHES (1' 6") FOR SIX FEET (1/2") PERMETER CORNER EASEMENTS OF SIX FEET, SIX INCHES (1' 6") FOR SIX FEET (1/2") PERMETER CORNER EASEMENTS OF FIVE FEET, SIX INCHES (1' 6") FOR SIX FEET (1/2") PERMETER CORNER EASEMENTS FROM A PLANE DIVISION PUBLIC UTILITY EASEMENTS THAT ARE DEMONSTRATED WITH AERIAL EASEMENTS (SEE AND AS INDICATED AND SPECIFIC HEREON, SUBJECT TO THE AERIAL EASEMENTS TWENTY FEET (20') SIX INCHES (6") IN WIDTH.

FURTHER, OWNER HAS DEMONSTRATED AND BY THESE PRESENTS DO DEMONSTRATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNRESTRICTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10') FOR TEN FEET (1/4") BACK-TO-BACK GROUND EASEMENTS, SIX FEET (6") FOR TEN FEET (1/4") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7') FOR SIX FEET (1/4") BACK-TO-BACK GROUND EASEMENTS FROM A PLANE DIVISION PUBLIC UTILITY EASEMENTS THAT ARE DEMONSTRATED WITH AERIAL EASEMENTS (SEE AND AS INDICATED AND SPECIFIC HEREON, SUBJECT TO THE AERIAL EASEMENTS TWENTY FEET (20') SIX INCHES (6") IN WIDTH.

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I, CHARLES LAWRENCE, PRESIDENT, D.R. HORTON, LIMITED, A TEXAS LIMITED PARTNERSHIP, being an officer of D.R. HORTON, LIMITED, A TEXAS LIMITED PARTNERSHIP, hereby certify that the above described plat was prepared from an actual survey of the property made under an order of the court that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron or other suitable permanent marks and rods such an inside diameter of not less than the center of 1/8 inch and a length of not less than three (3) feet with plastic cap marked "L.A. DUT" UNLESS OTHERWISE NOTED. (SEE SHEET 02)

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I, DARYL R. MITCHELL, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT ACCORDS TO ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

I, WILSON F. DAY, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT ACCORDS TO ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

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I, WILSON F. DAY, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT ACCORDS TO ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

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Being 11.918 acres of land located in the A. G. Sharpless Survey, Abstract Number 322, Fort Bend County, Texas, more particularly being a portion of that certain called 32.53 acre tract, described as (Tract 3) conveyed to G. R. Norton-Turner, U.S.A., by an instrument of record in File Number 201380036, of the Official Public Records of said Fort Bend County, Texas (F&G.P.A.), said 11.918 acre tract being more particularly described by name and bounds as follows (all bearings referenced to the Texas Coordinate System, 2000 Central Zone, NAD83):

BEEGINING at a 1+1/2" dia iron pipe found marking the northeast corner of said 32.53 acre tract, said point being on the west line of that certain called 831.25 acre tract conveyed to D.R. Horton-Turner, LTD by an instrument of record in File Number 201380038, F&G.P.A., said point also being in the common survey line of said A. G. Sharpless Survey and the Midgett Aubrey Survey, Abstract Number 105;

THENCE, North 87° 52' 22" East, along the east line of said 831.25 acre tract and along the north line of said 32.53 acre tract and along a south line of that certain called 1,912.33 acre tract (described as Tract A) conveyed to C.D. Turner Holdings LP by an instrument of record in File Number 201230844, F&G.P.A., 1,912.33 feet to a 2+1/4" dia iron rod with cap stamped "Stone & Co" found marking the northwest corner of said 32.53 acre tract and on a bearing corner on the west line of said 1,912.33 acre tract;

THENCE, South 01° 57' 47" East, along the east line of said 32.53 acre tract and a west line of said 1,912.33 acre tract, 1,094.34 feet to a point for corner;

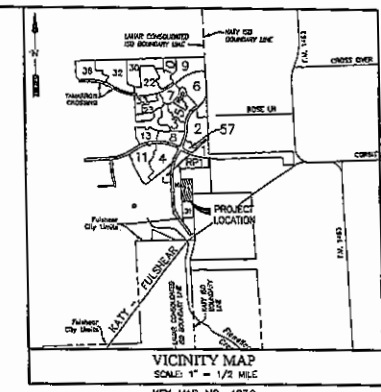
THENCE, South 89° 02' 12" West, departing the east line of said 32.53 acre tract and a west line of said 1,912.33 acre tract, 144.23 feet to a point for corner;

THENCE, North 89° 21' 28" West, 65.00 feet to a point for corner;

THENCE, North 01° 30' 31" East, 53.36 feet to a point for corner;

THENCE, South 88° 02' 12" West, 320.07 feet to a point for corner to the west line of said 32.53 acre tract and the east line of said 831.25 acre tract and on the aforementioned common survey line;

THENCE, North 01° 57' 48" East, along said common line and said common survey line, 1,012.66 feet to the POINT OF BEGINNING and containing 11,918 acres of land.



I, MICHAEL H. STRUBBLE, FORT BEND COUNTY CLERK, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE STATUTE RULES AND REGULATIONS AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT, NEVERTHELESS, NO CERTIFICATION IS NECESSARY AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERFERING DRAINAGE ARTERY OR PARCEL SITUATED ON OR ADJACENT TO AREA OF SUBDIVISION WITHIN THE INTERSECTION.

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

WANDA E. HESTER  
COUNTY CLERK

W. A. (ARVO) MCDONNELL  
PROJECT 3, COUNTY COMMISSIONER

JAMES F. HENNING  
PROJECT 4, COUNTY COMMISSIONER

I, LAURA WOOD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS COUNTY OF AUTHORIZATION HAS BEEN RECORDED IN MY OFFICE ON \_\_\_\_\_, 2017 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESSE MY HAND AND SEAL OF OFFICE, AT HOUSTON, TEXAS, THIS DAY AND DATE LAST ABOVE WRITTEN.

LAURA WOOD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

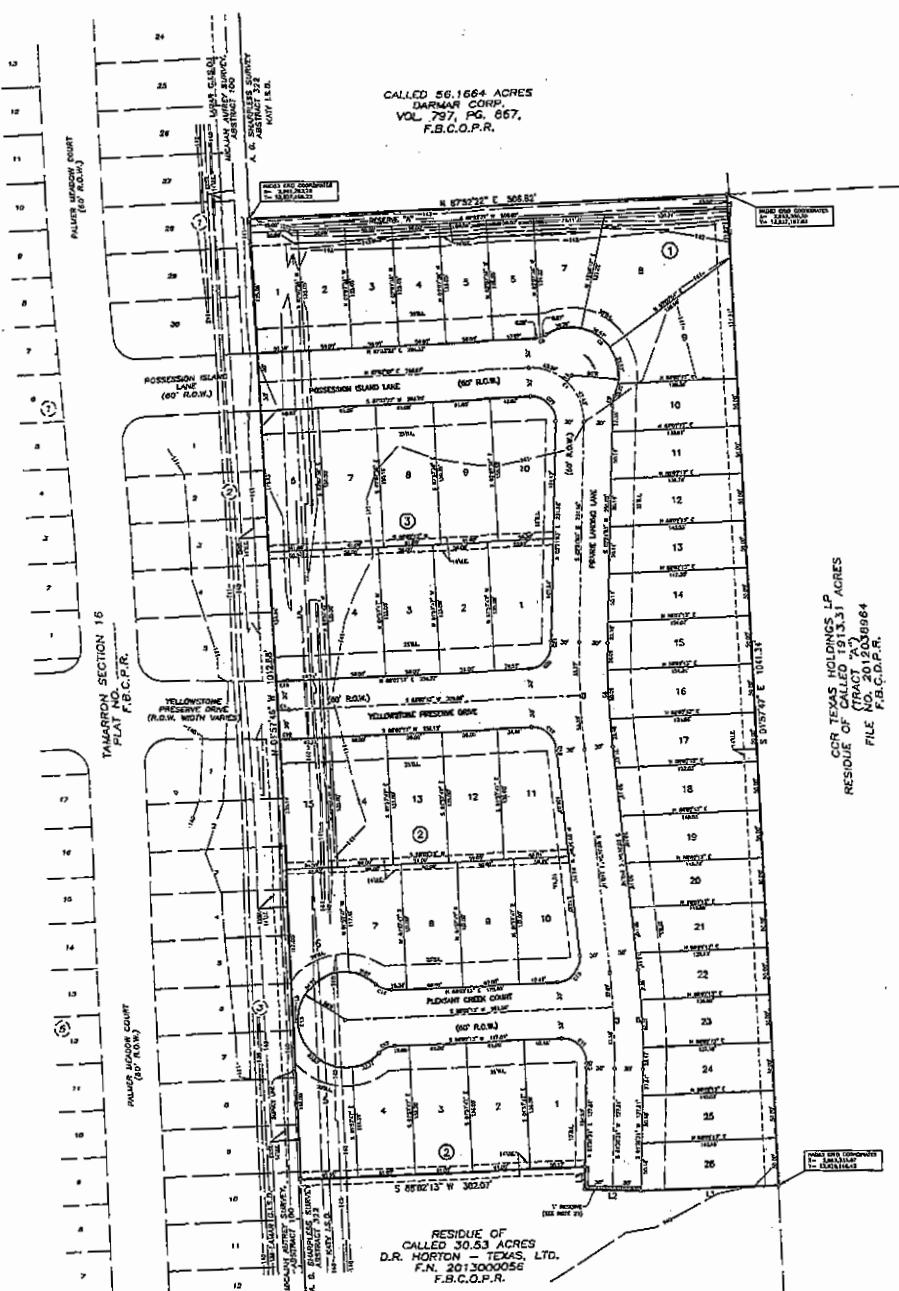
**PRELIMINARY PLAT OF  
TAMARRON SECTION 24**

A SUBDIVISION OF 11,918 ACRES OF LAND SITUATED IN THE  
A.G. SHARPLESS SURVEY, ABSTRACT 322,  
FORT BEND COUNTY, TEXAS.

51 LOTS 1 RESERVE (0.175 ACRES) 3 BLOCKS  
JANUARY 13, 2016 JOB NO. 1931-6024

OWNERS:  
**D.R. HORTON, LTD.**  
A TEXAS LIMITED PARTNERSHIP  
CHRIS LINDEMSTADT, PRESIDENT  
14100 SOUTHWEST FREEWAY, SUITE 550, SUGAR LAND, TEXAS 77478  
PH. (281) 566-2109

ENGINEER/SURVEYOR:  
**LJA Engineering, Inc.**  
2929 Shepherd Drive Suite 600 Houston, Texas 77042 Phone: (281) 833-5200 Fax: (281) 833-8809 FPN - F-1316 P.L.S. Form No. 101 (8/91)



CALLED 56.1664 ACRES  
DARMAZ CORP.  
VOL. 797, PG. 857,  
F.B.C.O.P.R.

RESIDUE OF  
CALLED 30.53 ACRES  
D.R. HORTON - TEXAS, LTD.  
F.N. 2013000056  
F.B.C.O.P.R.

LINE	BEARING	DISTANCE
L1	S 89°13'13" W	244.37
L2	N 89°13'13" W	80.07
L3	N 89°13'13" W	2.00
L4	N 89°13'13" W	8.00
L5	N 89°13'13" W	8.00

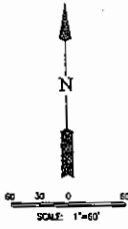
CURVE	ARC	CHORD	CHORD BEARING
C1	30.00'	30.00'	S 45°00'00" E
C2	30.00'	30.00'	S 45°00'00" E
C3	30.00'	30.00'	S 45°00'00" E
C4	30.00'	30.00'	S 45°00'00" E
C5	30.00'	30.00'	S 45°00'00" E
C6	30.00'	30.00'	S 45°00'00" E
C7	30.00'	30.00'	S 45°00'00" E
C8	30.00'	30.00'	S 45°00'00" E
C9	30.00'	30.00'	S 45°00'00" E
C10	30.00'	30.00'	S 45°00'00" E
C11	30.00'	30.00'	S 45°00'00" E
C12	30.00'	30.00'	S 45°00'00" E
C13	30.00'	30.00'	S 45°00'00" E
C14	30.00'	30.00'	S 45°00'00" E
C15	30.00'	30.00'	S 45°00'00" E
C16	30.00'	30.00'	S 45°00'00" E
C17	30.00'	30.00'	S 45°00'00" E
C18	30.00'	30.00'	S 45°00'00" E
C19	30.00'	30.00'	S 45°00'00" E
C20	30.00'	30.00'	S 45°00'00" E
C21	30.00'	30.00'	S 45°00'00" E
C22	30.00'	30.00'	S 45°00'00" E

LEGEND

- U.E. INDICATES UTILITY EXISTENT
- B.E. INDICATES DRAINAGE EXISTENT
- W.E. INDICATES WATER LINE EXISTENT
- S.E.C. INDICATES SURVEY ERROR CORRECTED
- S.E. INDICATES SURVEY ERROR
- F.E.C.A.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.A.C.C.A.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.A.B.C.A.R. INDICATES FORT BEND COUNTY PUBLIC RECORDS
- F.C.S.A.R. INDICATES FORT BEND COUNTY SET RECORDS
- R.A.N. INDICATES RIGHT-OF-WAY
- A.E. INDICATES ADJACENT EXISTENT
- P.A.C. INDICATES POINT OF COMMENCEMENT
- M.A.S. INDICATES POINT OF BEGINNING
- P.N. INDICATES FILE NUMBER

NOTES:

1. EXISTING 100' WIDE SIDEWALK SHALL BE TOP OF A STAINLESS STEEL WALK THAT IS ENCLOSED BY A 3" MCH PFC PIPE WITH A 1/2" COP SPACING 80 FEET. THE POINT IS LOCATED 4 1/2' TO 7 1/2' FEET WEST OF THE CENTERLINE OF FM 1463 AND 4 1/2' TO 6 1/2' FEET NORTH OF THE INTERSECTION OF FM 1463 AND COURTLAND STREET, FORT BEND COUNTY, TEXAS.
2. EXISTING 100' WIDE SIDEWALK SHALL BE TOP OF A CONCRETE CURB THAT IS LOCATED 4 1/2' TO 7 1/2' FEET WEST OF THE CENTERLINE OF FM 1463 AND 4 1/2' TO 6 1/2' FEET NORTH OF THE INTERSECTION OF FM 1463 AND COURTLAND STREET, FORT BEND COUNTY, TEXAS.
3. ELEVATIONS FOR RELATING CORNER LINES ARE BASED UPON BENCH-MARK.
4. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
5. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY THE TITLE OF GENERAL TRACT, EXISTING RECORDS, 2017 AND 2018. THE SURVEYOR HAS NOT RECORDED THE ABOVE PROPERTY.
6. THIS PLAT LIES WITHIN FORT BEND COUNTY ANNUAL UTILITY DISTRICT NO. 102, FORT BEND SUBDIVISION DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, WITH INTERESTED PARTIES, DISTRICT AND THE CITY OF FULSHEAR AND FORT BEND COUNTY.
7. THIS SUBDIVISION LIES WITHIN UNINCORPORATED ZONE X AS PER FEDERAL ELECTIONS ADMINISTRATION ACTIVITY FROM FEDERAL ELECTIONS ACT, TITLE 52, CHAPTER 52, SUBCHAPTER 52.001, SECTION 52.001(b) BY THE AGREEMENT OR SOLE OF SAID MAPS.
8. APPROVAL OF THIS PLAT WILL REQUIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL, IF NOT SECURED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
9. THERE ARE NO PIPELINES AND/OR PUBLIC UTILITIES WITHIN THE LIMITS OF THE SUBDIVISION.
10. THE MINIMUM SLAB ELEVATION SHALL BE \_\_\_\_\_ FEET (DOWNWARDS INDICES (N) ABOVE THE 100-YEAR FLOOD PLANE ELEVATION AND MINIMUM FINISHED ELEVATION, DOWNWARDS INDICES (N) ABOVE NORMAL HIGH TIDE OR FLOOD HIGH WATER ABOVE THE TOP OF CURB AT THE POINT OF THE CURB, INCHES TO INCHES. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PORTION OF THE SLAB SHALL NOT BE LESS THAN EIGHTY INCHES (8') ABOVE FINISHED GRADE.
11. ALL LOT LINES SHALL HAVE A MINIMUM 12" SIDE YARD SETBACK LINE.
12. A MINIMUM SETBACK OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
13. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ADOPTS STREET FLOODING PUBLIC INTEREST MANUAL, 2018.
14. ALL FINANCE FEES MUST BE KEPT CLEAR OF PERMITS, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
15. ALL IMPROVEMENTS TO DRAIN INTO THE DRAINAGE FACILITY MUST BE APPROVED DRAINAGE STRUCTURE.
16. THIS PLAT LIES WITHIN FORT BEND COUNTY LAKING ORDINANCE ZONE NO. 1.
17. THE COORDINATES AND ELEVATIONS SHOWN HEREIN ARE TEXAS COORDINATE SYSTEM COUNTY CENTRAL ZONE NO. 4348 (SEE PUBLIC SURVEYOR RECORDS) AND MAY BE BROUGHT TO ACCURACY BY APPLYING THE FOLLOWING CORRECTION SCALE: 1:100000.
18. SIGNALLING SHALL BE BUILT OR CHANGED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF EACH STREET FRONTAGE (SEE RECORDS) AND SHALL BE BROUGHT TO ACCURACY BY APPLYING THE FOLLOWING CORRECTION SCALE: 1:100000.
19. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE FACILITY IS VESTED IN FORT BEND COUNTY UNDER FORT BEND COUNTY RECORDS NO. 182.
20. ONE-FOOTER (PLAT) SHALL BE BUILT WITHIN 30' FEET OF EXISTING WITH PLASTIC COP MARKED "X" AND SET ON ALL PERMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
21. ONE-FOOTER BARRIERS LOCATED TO THE CITY IN FEET AS A BUFFER BOUNDARY BETWEEN THE SIDE OF THE ROAD AND STREET FRONTAGE SHALL BE BUILT AND MAINTAINED PURSUANT TO A RECORDED PLAT. THE ONE-FOOTER BARRIERS SHALL BE BUILT AND MAINTAINED PURSUANT TO A RECORDED PLAT. THE ONE-FOOTER BARRIERS AND THE FEE TITLE HEREIN SHALL BE BUILT TO AND MAINTAINED IN THE MANNER AND MANNER AS SHOWN ON SAID MAPS.
22. THE HOODMENTS ASSOCIATION WILL OWN AND MAINTAIN THE DRAINAGE FACILITIES WITHIN RECORDS "X".



VICINITY MAP  
SCALE: 1" = 1/2 MILE  
KEY MAP NO. 4830

RESERVE TABLE			
RESERVE	ACREAGE	SOFT	TYPE
A	0.175	2.000	RESERVED TO OPEN SPACE / BIOWALK
TOTAL	0.175	2.000	

PRELIMINARY PLAT OF  
TAMARRON SECTION 24

A SUBDIVISION OF 11,918 ACRES OF LAND SITUATED IN THE  
A.G. SHARPLESS SURVEY, ABSTRACT 322,  
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51 LOTS 1 RESERVE (0.175 ACRES) 3 BLOCKS  
JANUARY 13, 2016 JOB NO. 1931-6024

OWNERS:  
D.R. HORTON, LTD.

A TEXAS LIMITED PARTNERSHIP  
CHRIS LINDHOLM, PRESIDENT

14100 SOUTHWEST FREEDWAY, SUITE 500, DALLAS, TEXAS 77478  
PH. (214) 506-2100

ENGINEER/SURVEYOR:

LJA Engineering, Inc.  
2825 S. Loop West, Suite 500  
Houston, Texas 77024  
Phone 713.933.5300  
Fax 713.933.5306  
Firm F-108  
T.A.P.L.E. File No. M11001



CITY OF FULSHEAR  
Registration & Permit Department  
Ph: (281) 346- 1796 fax: (281) 346-2556  
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Section 31 / Preliminary Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: 1-31-17

City Secretary

Processed  
 Returned for additional data

BY: X. Kopf DATE: 1-17-2017

Planning Commission Review

Approved  
 Returned for additional data

PER ENGINEER'S RECOMMENDATION

BY: [Signature] DATE: 3 FEB 2017

City Council Review

Approved  
 Returned for additional data

BY: \_\_\_\_\_ DATE: \_\_\_\_\_



January 31, 2017

### Engineering Review

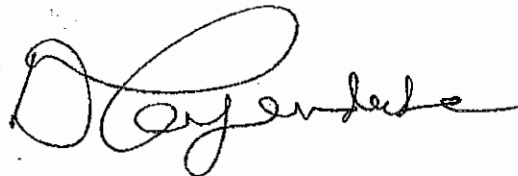
Preliminary Plat – Tamarron Section 31  
City of Fulshear, Texas

**For Information only:**

1. This plat will create 62 Lots in four (4) Reserves in three (3) Blocks that covers a total area of 15.341 acres.
2. Access to this section is from Prairie Landing Lane and from Yulee Mill Drive from Tamarron Sections 16 & 24.
3. This tract is located in the ETJ of the City of Fulshear so approval will be needed from both the City of Fulshear and Fort Bend County.
4. The Typical Lot in this Section appears to be 50 foot and 60 foot by 140 foot with a 25 foot Front Building Line.

**Recommendations:**

I recommend that this Preliminary Plat of Tamarron Section 31 be approved with the Front Building Lines for Lots 37 – 39, Block 1 being adjusted to 25 foot. These lots are not on a true cul-de-sac.





**CITY OF FULSHEAR**  
 PO Box 279 / 30603 FM 1093  
 Fulshear, Texas 77441  
 Phone: 281-346-1796 ~ Fax: 281-346-2556  
 www.fulsheartexas.gov

**Subdivision/Development Platting Application**

Date: 01/12/2017 Date Received by the City of Fulshear: 01/16/2017  
 Subdivision: TAMARRON SECTION 31 Development: TAMARRON

**SUBMITTAL OF PLAT: (Check Appropriate Selection)**

- Preliminary
- Replat
- Amending Plat
- Final
- Vacation Plat
- Short Form Final
- Admin. (Minor) Plat

**TYPE OF PLAT: (Check Appropriate Selection)**

- Single-Family Residential
  - Planned Development
  - Zero Lot Line/ Patio Home
  - Commercial
  - Multi-Family Residential
  - Industrial
- Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

**Legal Description:** 15.341 ACRES IN THE A.G. SHARPLESS SURVEY, A-322

Variance: \_\_\_\_\_ Yes (Attach a Copy of Approval Letter)  No

Total Acreage: 15.341  
 Number of Streets: 4  
 Number of Lots: 62  
 Number and Types of Reserves: 4  
 Total Acres in Reserve: 1.027

**Owner:** D.R. HORTON-TEXAS, LTD.  
**Address:** 14100 SOUTHWEST FREEWAY, SUITE 500  
**City/State:** SUGAR LAND, TEXAS 77478  
**Telephone:** 281-566-2100  
**Email Address:** \_\_\_\_\_

**Engineer/Planner:** LJA ENGINEERING, INC.  
**Contact Person:** GEOFF FREEMAN  
**Telephone:** 713-358-8830  
**Fax Number:** \_\_\_\_\_  
**Email Address:** gfreesman@ljaengineering.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b>	<u>\$908.76</u>
Park Fees (due at Final Plat Application)	_____

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

*MAF*

SIGNATURE

Geoffrey A. Freeman / Platting Manager

TYPED OR PRINTED NAME/TITLE

01-12-2017

DATE

## **Kimberly Kopecky**

---

**From:** Geoff Freeman <gfreeman@ljaengineering.com>  
**Sent:** Wednesday, February 01, 2017 7:58 AM  
**To:** Sharon Valiante  
**Cc:** r; Diana Offord; Kimberly Kopecky  
**Subject:** RE: Engineering Review  
**Attachments:** TamarronSec-31\_PP\_2017-02-01.pdf; Prelim Plat - Tamarron Section 31 - 1-2017.pdf; Prelim Plat - Tamarron Section 16 - 1-2017.pdf

Good morning Sharon –

Please find attached the revised Tamarron Sec. 31 preliminary plat per David's comment. His review form is also attached for reference.

Also Tamarron Sec. 16 was submitted and is listed on the P&Z Agenda as a Final Plat however the review form has it listed as Preliminary. The Preliminary plat was approved in January. I think this is just a minor typo and if so no big deal as long as the plat is approved as a Final. Please let me know if you determine otherwise.

Thank you and have a great day!

-Geoff

**Geoffrey A. Freeman**  
Platting Manager

**LJA Engineering** | We Build Civilization  
© Katy  
P: 713.953.5200  
D: 713.358.8830  
[www.ljaengineering.com](http://www.ljaengineering.com)  
[Facebook](#) • [Twitter](#) • [LinkedIn](#)

---

**From:** Kimberly Kopecky [mailto:kkopecky@fulsheartexas.gov]  
**Sent:** Tuesday, January 31, 2017 3:08 PM  
**To:** Trey DeVillier <TDeVillier@bgeinc.com>; Geoff Freeman <gfreeman@ljaengineering.com>; Abraham Nimrozi <AbrahamN@westbeltsurveying.com>  
**Subject:** FW: Engineering Review

Please see attached reviews

Best Regards,

**Kimberly Kopecky**  
**Deputy City Secretary**  
**City of Fulshear**  
**281-346-1796 ext. 251**  
**[kkopecky@fulsheartexas.gov](mailto:kkopecky@fulsheartexas.gov)**

**From:** [davidleyen@aol.com](mailto:davidleyen@aol.com) [mailto:[davidleyen@aol.com](mailto:davidleyen@aol.com)]  
**Sent:** Tuesday, January 31, 2017 2:35 PM  
**To:** Kimberly Kopecky <[kkopecky@fulsheartexas.gov](mailto:kkopecky@fulsheartexas.gov)>  
**Cc:** Sharon Valiante <[svaliante@fulsheartexas.gov](mailto:svaliante@fulsheartexas.gov)>  
**Subject:** Fwd: Engineering Review

Kim:

The new review is enclosed.

Thanks,  
David Leyendecker

-----Original Message-----

**From:** Tim Achterberg <[timw.achterberg@yahoo.com](mailto:timw.achterberg@yahoo.com)>  
**To:** David Leyendecker, PE <[davidleyen@aol.com](mailto:davidleyen@aol.com)>  
**Cc:** Paula Elps <[peips314@hotmail.com](mailto:peips314@hotmail.com)>  
**Sent:** Tue, Jan 31, 2017 2:23 pm  
**Subject:** Fw: Engineering Review

On Tuesday, January 31, 2017 12:32 PM, Tim Achterberg <[timw.achterberg@yahoo.com](mailto:timw.achterberg@yahoo.com)> wrote:

January 31, 2017

**Engineering Review**

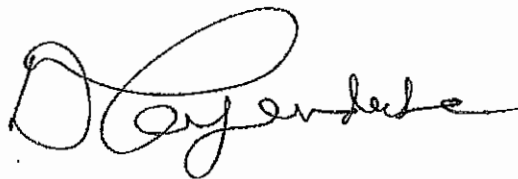
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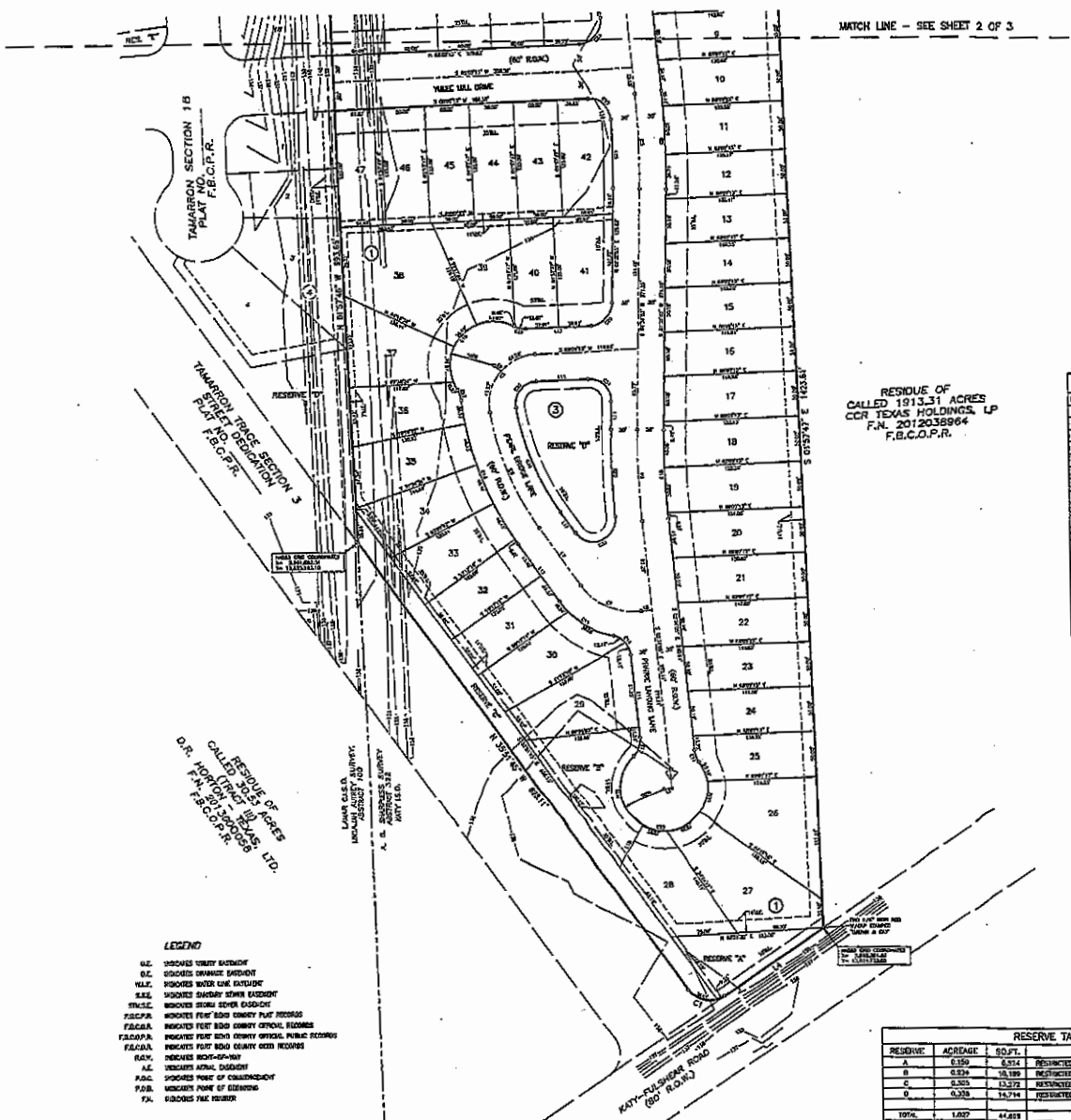
**Recommendations:**

I recommend that this Preliminary Plat of Tamarron Section 31 be approved with the Front Building Lines for Lots 37 – 39, Block 1 being adjusted to 25 foot. These lots are not on a true cul-de-sac.







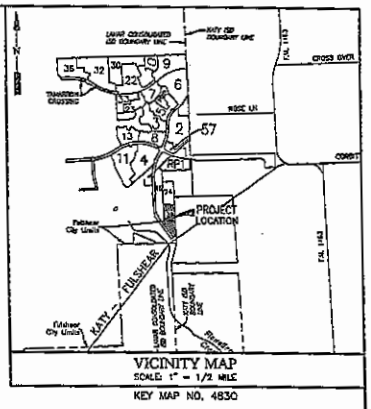


MATCH LINE - SEE SHEET 2 OF 3

RESERVE OF  
CALLED 1913.31 ACRES  
CCR TEXAS HOLDINGS, LP  
F.N. 2012038964  
F.B.C.O.P.R.

RESERVE OF 26.5 ACRES  
CALLED 2012038965  
CCR TEXAS HOLDINGS, LP  
F.N. 2012038965  
F.B.C.O.P.R.

- LEGEND**
- S.E. SHOWNED TRIMED SURVEY
  - S.O. SHOWNED CHAINED SURVEY
  - W.L. SHOWNED WATER LINE DATUM
  - S.S. SHOWNED SHADY STRIP EASEMENT
  - ST.C. SHOWNED STREET CENTER EASEMENT
  - F.B.C.P.R. SHOWNED FEET SIDWALK CONVEY PLAT RECORDS
  - F.A.C.A. SHOWNED FEET SIDWALK OFFICIAL RECORDS
  - F.A.C.O.P.R. SHOWNED FEET SIDWALK OFFICIAL PUBLIC RECORDS
  - F.E.S.A. SHOWNED FEET SIDWALK OFFICIAL RECORDS
  - R.W. SHOWNED RIGHT-OF-WAY
  - A.E. SHOWNED AERIAL EASEMENT
  - P.A.C. SHOWNED POLE OF CONDUIT EASEMENT
  - P.O.B. SHOWNED POINT OF BEGINNING
  - P.L. SHOWNED PLAT NUMBER



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 89°27'00" W	5.0000
L2	S 89°27'00" E	4.0000
L3	N 89°27'00" E	1.0000
L4	S 89°27'00" W	1.0000
L5	S 89°27'00" W	5.0000
L6	S 89°27'00" E	5.0000
L7	S 89°27'00" E	7.0000
L8	N 89°27'00" E	1.0000
L9	N 89°27'00" W	1.0000
L10	S 89°27'00" W	1.0000
L11	N 89°27'00" W	1.0000
L12	N 89°27'00" W	1.0000
L13	N 89°27'00" W	1.0000
L14	N 89°27'00" W	1.0000
L15	N 89°27'00" W	1.0000
L16	N 89°27'00" W	1.0000
L17	N 89°27'00" W	1.0000
L18	N 89°27'00" W	1.0000
L19	N 89°27'00" W	1.0000
L20	N 89°27'00" W	1.0000
L21	N 89°27'00" W	1.0000
L22	N 89°27'00" W	1.0000
L23	N 89°27'00" W	1.0000
L24	N 89°27'00" W	1.0000
L25	N 89°27'00" W	1.0000
L26	N 89°27'00" W	1.0000
L27	N 89°27'00" W	1.0000
L28	N 89°27'00" W	1.0000
L29	N 89°27'00" W	1.0000
L30	N 89°27'00" W	1.0000
L31	N 89°27'00" W	1.0000
L32	N 89°27'00" W	1.0000
L33	N 89°27'00" W	1.0000
L34	N 89°27'00" W	1.0000
L35	N 89°27'00" W	1.0000

**CURVE TABLE**

CURVE	MINORS	DELTA	ARC	CHORD	CHORD BEARING
C1	28.000	89°27'00"	84.271	84.271	S 89°27'00" W
C2	8.000	77°00'00"	10.824	10.824	S 89°27'00" E
C3	8.000	77°00'00"	10.824	10.824	S 89°27'00" E
C4	8.000	77°00'00"	10.824	10.824	S 89°27'00" E
C5	8.000	87°12'00"	12.511	12.511	S 89°27'00" W
C6	28.000	287°18'00"	84.271	84.271	S 89°27'00" E
C7	7.000	87°12'00"	9.176	9.176	S 89°27'00" E
C8	7.000	77°00'00"	9.063	9.063	S 89°27'00" E
C9	8.000	77°00'00"	10.824	10.824	S 89°27'00" E
C10	7.000	77°00'00"	9.063	9.063	S 89°27'00" E
C11	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C12	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C13	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C14	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C15	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C16	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C17	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C18	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C19	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C20	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C21	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C22	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C23	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C24	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C25	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C26	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C27	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C28	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C29	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C30	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C31	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C32	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C33	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C34	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C35	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C36	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C37	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C38	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C39	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C40	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C41	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C42	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C43	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C44	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C45	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C46	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C47	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C48	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C49	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C50	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C51	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C52	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C53	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C54	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C55	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C56	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C57	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C58	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C59	8.000	217°00'00"	10.824	10.824	S 89°27'00" E
C60	8.000	217°00'00"	10.824	10.824	S 89°27'00" E

**RESERVE TABLE**

RESERVE	ACREAGE	SQ. FT.	TYPE
A	0.154	6,514	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.514	22,189	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.363	15,572	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.202	8,734	RESTRICTED TO LANDSCAPE/OPEN SPACE
1974	1.027	44,639	

**PRELIMINARY PLAT OF  
TAMARRON SECTION 31**  
A SUBDIVISION OF 15.341 ACRES OF LAND SITUATED IN THE  
A.G. SHARPLESS SURVEY, ABSTRACT 322,  
FORT BEND COUNTY, TEXAS.

52 LOTS 4 RESERVES (1,027 ACRES) 3 BLOCKS  
JANUARY 13, 2017 JOB NO. 1931-6031

OWNERS:  
**D.R. HORTON, LTD.**  
A TEXAS LIMITED PARTNERSHIP  
CHRIS LIMBORTH, PRESIDENT  
14100 SOUTHWEST FREDWAY, SUITE 500, SUGAR LAND, TEXAS 77478  
PH. (281) 568-2100

ENGINEER/SURVEYOR:  
**LJA Engineering, Inc.**  
2925 Oriskany Drive Phone 713.933.3393  
Suite 820 Fax 713.933.3393  
Houston, Texas 77042 FID-14-7086  
T.S.P.L.S. File No. 1911001



## Geoff Freeman

---

**From:** Geoff Freeman  
**Sent:** Thursday, January 12, 2017 8:41 AM  
**To:** 'lrow@centerpointenergy.com'; 'chris\_grey@cable.comcast.com'  
**Subject:** Tamarron 31\_No Objection Request\_2017-01-12  
**Attachments:** TamarronSec-31\_PP\_2017-01-12.pdf

Good morning –

Please find attached the above referenced plat for your review. If the plat meets your approval please provide our office with a Letter of No Objection, addressed to the City of Fulshear, at your earliest convenience.

Please let me know if you have any questions or comments.

Thank you and have a great day!

-Geoff

**Geoffrey A. Freeman**  
Platting Manager

**LJA Engineering** | We Build Civilization

• Katy

P: 713.953.5200

D: 713.358.8830

[www.ljaengineering.com](http://www.ljaengineering.com)

[Facebook](#) • [Twitter](#) • [LinkedIn](#)

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, G.R. HORTON-TAMARRON, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH OUR MANAGING PARTNER, CHRIS LINDHORST, PRESIDENT OF SAID PARTNERSHIP, OWNERS OF THE 15.341 ACRES TRACT DESCRIBED IN THE ABOVE AND CAPTIONED INSTRUMENT, COUNTY OF FORT BEND, TEXAS, DO HEREBY STATE AND CERTIFY THAT WE HAVE FULL AND COMPLETE TITLE TO SAID PROPERTY ACCORDING TO ALL LEGAL REQUIREMENTS, RESTRICTIONS AND INTERESTS OF SAID TRACT AND HAVE BEEN ADVISED BY THE OFFICE OF THE PUBLIC UTILITY STRATEGIC COUNCIL THAT SAID PROPERTY IS NOT SUBJECT TO ANY PUBLIC UTILITY STRATEGIC COUNCIL REQUISITE AS DESCRIBED IN THE PUBLIC UTILITY STRATEGIC COUNCIL ACT, CHAPTER 145, TEXAS VEHICLES CODE, WHICH REQUIRES THAT THE OWNER OF SAID PROPERTY SHALL FILE A PUBLIC UTILITY STRATEGIC COUNCIL STATEMENT WITH THE PUBLIC UTILITY STRATEGIC COUNCIL, COUNTY OF FORT BEND, TEXAS, AND WE HAVE BEEN ADVISED BY SAID OFFICIALS THAT WE ARE NOT SUBJECT TO SAID REQUIREMENTS.

PLANNED OWNERS HAVE DESIGNATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FORTY-ONE UNDEVELOPED ACREAL EASEMENTS. THE ACREAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL FIFTY FEET, SIX INCHES (11' 6") FOR TEN FEET (10') PERMETER GRADE EASEMENTS OR SEVEN FEET, SIX INCHES (11' 6") FOR FOURTEEN FEET (14' 6") PERMETER GRADE EASEMENTS OR FIVE FEET, SIX INCHES (11' 6") FOR SIXTEEN FEET (16' 6") PERMETER GRADE EASEMENTS FROM A PLANE SURFACE FIVE (5') ABOVE CORNER LEVEL UNLESS LOCATED ALONGSIDE TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH ACREAL EASEMENTS (EAC) AND ALSO AS INDICATED AND SPECIFIED HEREON. UNLESS THE ACREAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

PLANNED OWNERS HAVE DESIGNATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FORTY-ONE UNDEVELOPED ACREAL EASEMENTS. THE ACREAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10') FOR TEN FEET (10') BACK-TO-BACK GRADE EASEMENTS OR SEVEN FEET (7') FOR FOURTEEN FEET (14' 6") BACK-TO-BACK GRADE EASEMENTS OR FIVE FEET (5') FOR SIXTEEN FEET (16' 6") BACK-TO-BACK GRADE EASEMENTS FROM A PLANE SURFACE FIVE (5') ABOVE CORNER LEVEL UNLESS LOCATED ALONGSIDE TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH ACREAL EASEMENTS (EAC) AND ALSO AS INDICATED AND SPECIFIED HEREON. UNLESS THE ACREAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

PLANNED OWNERS DO HEREBY RECALL THAT ALL PARCELS OF LAND DESCRIBED AS LOTS ON THIS PLAN AND INDICATED HEREON FOR THE CONSTRUCTION OF SAID PUBLIC UTILITY PURPOSES SHALL BE AND SHALL REMAIN AS SHOWN UNDER THE TERMS AND CONDITIONS OF SAID INSTRUMENT AND PLAN.

PLANNED OWNERS DO HEREBY CERTIFY AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAN IS HEREBY REDDITED TO PROVIDE THE GRANTEE OF ANY SAID TRACT WITH ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY ON ANY GRADE, WIDTH, DESIGN OR OTHERWISE AS SHOWN.

PLANNED OWNERS DO HEREBY REDDITE TO THE PUBLIC A STRIP OF LAND TWENTY ONE FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL STREETS, ROADS, CANALS, RIVERS, DRAINS, AND CHANNELS LOCATED IN SAID SUBDIVISION, AS EVIDENCED BY FINANCIAL RECORDS FILED WITH THIS COUNTY OR ANY OTHER GOVERNMENT AGENCY SHALL HAVE THE RIGHT TO ENTER SAID STRIP OF LAND AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF SAID STREETS AND CHANNELS.

PLANNED OWNERS DO HEREBY CERTIFY AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY UNDEVELOPED ACREAL EASEMENT OR PUBLIC UTILITY STRATEGIC COUNCIL STATEMENT SHALL REMAIN OPEN AND UNDEVELOPED UNTIL ALL PUBLIC UTILITY STRATEGIC COUNCIL STATEMENTS AND EASEMENTS HAVE BEEN COMPLETED AND MAINTENANCE OF SAID STREETS AND CHANNELS IS COMPLETED BY MEANS OF AN APPROVED GRADING STRUCTURE.

PLANNED OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY UNDEVELOPED ACREAL EASEMENT OR PUBLIC UTILITY STRATEGIC COUNCIL STATEMENT AND THAT SAID PROPERTY IS NOT SUBJECT TO ANY PUBLIC UTILITY STRATEGIC COUNCIL REQUISITE AS DESCRIBED IN THE PUBLIC UTILITY STRATEGIC COUNCIL ACT, CHAPTER 145, TEXAS VEHICLES CODE, WHICH REQUIRES THAT THE OWNER OF SAID PROPERTY SHALL FILE A PUBLIC UTILITY STRATEGIC COUNCIL STATEMENT WITH THE PUBLIC UTILITY STRATEGIC COUNCIL, COUNTY OF FORT BEND, TEXAS, AND WE HAVE BEEN ADVISED BY SAID OFFICIALS THAT WE ARE NOT SUBJECT TO SAID REQUIREMENTS.

PLANNED OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "FORMS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS," AND DO HEREBY CERTIFY AND AGREE TO SHALL COMPLY WITH THE ORDER AS ISSUED BY FORT BEND COUNTY COMMISSIONER'S COURT ON MARCH 23, 2014, AND ANY SUBSEQUENT AMENDMENTS.

BY HORTON-TAMARRON, G.R. HORTON-TAMARRON, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS LINDHORST, ITS PRESIDENT, THEREunto MANDED.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

G.R. HORTON-TAMARRON, LTD.  
A TEXAS LIMITED PARTNERSHIP

BY: CHRIS LINDHORST, PRESIDENT

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, G.R. HORTON-TAMARRON, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH OUR MANAGING PARTNER, CHRIS LINDHORST, PRESIDENT OF SAID PARTNERSHIP, OWNERS OF THE 15.341 ACRES TRACT DESCRIBED IN THE ABOVE AND CAPTIONED INSTRUMENT, COUNTY OF FORT BEND, TEXAS, DO HEREBY STATE AND CERTIFY THAT WE HAVE FULL AND COMPLETE TITLE TO SAID PROPERTY ACCORDING TO ALL LEGAL REQUIREMENTS, RESTRICTIONS AND INTERESTS OF SAID TRACT AND HAVE BEEN ADVISED BY THE OFFICE OF THE PUBLIC UTILITY STRATEGIC COUNCIL THAT SAID PROPERTY IS NOT SUBJECT TO ANY PUBLIC UTILITY STRATEGIC COUNCIL REQUISITE AS DESCRIBED IN THE PUBLIC UTILITY STRATEGIC COUNCIL ACT, CHAPTER 145, TEXAS VEHICLES CODE, WHICH REQUIRES THAT THE OWNER OF SAID PROPERTY SHALL FILE A PUBLIC UTILITY STRATEGIC COUNCIL STATEMENT WITH THE PUBLIC UTILITY STRATEGIC COUNCIL, COUNTY OF FORT BEND, TEXAS, AND WE HAVE BEEN ADVISED BY SAID OFFICIALS THAT WE ARE NOT SUBJECT TO SAID REQUIREMENTS.

PLANNED OWNERS HAVE DESIGNATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FORTY-ONE UNDEVELOPED ACREAL EASEMENTS. THE ACREAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL FIFTY FEET, SIX INCHES (11' 6") FOR TEN FEET (10') PERMETER GRADE EASEMENTS OR SEVEN FEET, SIX INCHES (11' 6") FOR FOURTEEN FEET (14' 6") PERMETER GRADE EASEMENTS OR FIVE FEET, SIX INCHES (11' 6") FOR SIXTEEN FEET (16' 6") PERMETER GRADE EASEMENTS FROM A PLANE SURFACE FIVE (5') ABOVE CORNER LEVEL UNLESS LOCATED ALONGSIDE TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH ACREAL EASEMENTS (EAC) AND ALSO AS INDICATED AND SPECIFIED HEREON. UNLESS THE ACREAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, GARY G. HARTILL, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS ABOVE SUBDIVISION IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND ADJACENT AREAS. I HAVE BEEN ADVISED BY THE OFFICE OF THE PUBLIC UTILITY STRATEGIC COUNCIL THAT SAID PROPERTY IS NOT SUBJECT TO ANY PUBLIC UTILITY STRATEGIC COUNCIL REQUISITE AS DESCRIBED IN THE PUBLIC UTILITY STRATEGIC COUNCIL ACT, CHAPTER 145, TEXAS VEHICLES CODE, WHICH REQUIRES THAT THE OWNER OF SAID PROPERTY SHALL FILE A PUBLIC UTILITY STRATEGIC COUNCIL STATEMENT WITH THE PUBLIC UTILITY STRATEGIC COUNCIL, COUNTY OF FORT BEND, TEXAS, AND WE HAVE BEEN ADVISED BY SAID OFFICIALS THAT WE ARE NOT SUBJECT TO SAID REQUIREMENTS.

GARY G. HARTILL, S.U.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 3034

I, HENRY F. GAY, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAN MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

HENRY F. GAY, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 63438

THIS PLAN OF TAMARRON SEC 31 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FORT BEND, TEXAS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

ANY POWER OVER

ALVIN WEAVER, VICE-CHAIR

THIS PLAN OF TAMARRON SEC 31 HAS APPROVED ON \_\_\_\_\_ BY THE CITY PLANNING COUNCIL AND BODED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, FURTHERMORE, THIS APPROVAL SHALL BE FRAMED AND HALL AND VOID UNLESS THE PLAN IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREOF.

JEFF W. ROBERTS, MANOR

DANA GORDON OFFICER, CITY SECRETARY

Siting 15.341 acres of land located in the A. C. Sharpless Survey, Abstract Number 322, Fort Bend County, Texas, more particularly shown as portion of that certain 20.53 acre tract, described as (Tract B) conveyed to G. R. Horton-Tamarron, Ltd., by an instrument of record in File Number 2013000024, of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), and 15.341 acre tract being more particularly described by metes and bounds as follows (all acreage referenced to the Texas Coordinate System, South Central Zone, NAD83):

CONSIDERING the reference to a 1-1/2-inch line plus fence marking the northwest corner of said 20.53 acre tract, said point being on the east line of that certain 20.53 acre tract conveyed to G.R. Horton-Tamarron, Ltd. by an instrument of record in File Number 2013000010, F.B.C.O.P.R., said point also being in the common survey line of said A. C. Sharpless Survey and the Dwight Arvey Survey, Abstract Number 102:

Thence, South 07° 07' 40" East, along said common survey line and along the common line of said 20.53 acre tract and said 20.53 acre tract, 1,028.28 feet to the POINT OF BEGINNING of the herein described tract;

Thence, North 85° 02' 13" East, departing said common survey line east and along common line of said 20.53 acre tract and said 20.53 acre tract, 202.87 feet to a point for corner;

Thence, South 69° 03' 37" East, 60.00 feet to a point for corner;

Thence, 87° 02' 17" East, 148.33 feet to a point for corner in the common line of said 20.53 acre tract and that certain 1,013.21 acre tract (described as Tract A) conveyed to CBS Texas Holdings LP by an instrument of record in File Number 2010000046, F.B.C.O.P.R., from which a 2 1/8-inch iron rod with cap stamped "Thomas & Gay" found marking the northeast corner of said 20.53 acre tract bears S75° 47' 57" West, 1,041.24 feet;

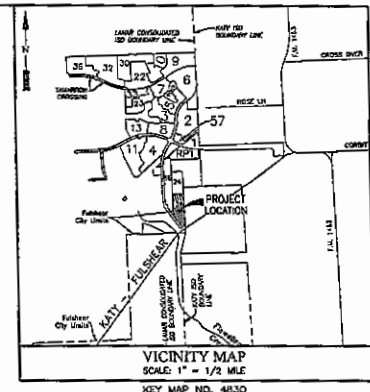
Thence, South 67° 09' 47" East, along the common line of said 20.53 acre tract and said 1,013.21 acre tract, 1,415.81 feet to a 2 1/8-inch iron rod with cap stamped "Thomas & Gay" found marking the northeast corner of said 20.53 acre tract and the located corner of said 1,013.21 acre tract, said point being on the westerly right-of-way line of Fulshear-Holy Road (40-ft width, as monumented);

Thence, South 52° 02' 20" West, along the south line of said 20.53 acre tract and said westerly right-of-way line of Fulshear-Holy Road, 134.71 feet to a point for corner, the beginning of a curve;

Thence, 44.27 feet (marking the south line of said 20.53 acre tract and said westerly right-of-way line of Fulshear-Holy Road, and along the arc of a segment curve to the right, having a radius of 20.88 feet, a central angle of 88° 22' 45", and a chord which bears North 87° 03' 07" West, 41.82 feet to a point for corner;

Thence, North 23° 54' 45" West, 228.11 feet to a point for corner in the aforementioned common survey line and the aforementioned common line of said 20.53 acre tract and said 431.28 acre tract;

Thence, North 07° 57' 48" West, along said common survey line and along the common line of said 20.53 acre tract and said 20.53 acre tract, 982.82 feet to the POINT OF BEGINNING and containing 15.341 acres of land.



I, HENRY F. GAY, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAN OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONER'S COURT. FURTHER, NO MODIFICATION IS HEREBY MADE AS TO THE EFFECT OF GRANTING FROM THIS SUBDIVISION THE DESCRIBED EASEMENT OR RIGHTS THEREON TO ANY OTHER TRACT OR SUBDIVISION WITHIN THE WATERSHED.

HENRY F. GAY, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

VICENT M. HORNIGAN, JR.  
PRESIDENT, A COUNTY COMMISSIONER

ROSELY C. HENERT  
COUNTY JUDGE

W.A. (BOBBY) MYERS  
PRESIDENT, A COUNTY COMMISSIONER

I, GARY BOWMAN, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_, 2017 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ A.M. IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESSED BY HAND AND SEAL OF OFFICE, AT HOUSTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

DAVID HORTON, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

BY: [Signature]

**PRELIMINARY PLAT OF  
TAMARRON SECTION 31**

A SUBDIVISION OF 15.341 ACRES OF LAND SITUATED IN THE  
A.C. SHARPLESS SURVEY, ABSTRACT 322,  
FORT BEND COUNTY, TEXAS.

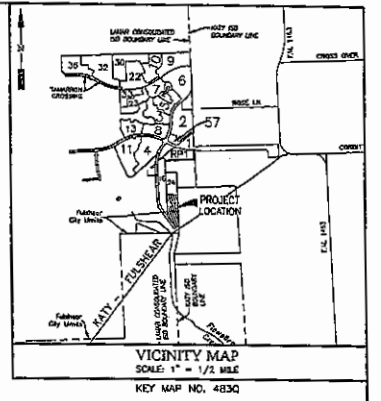
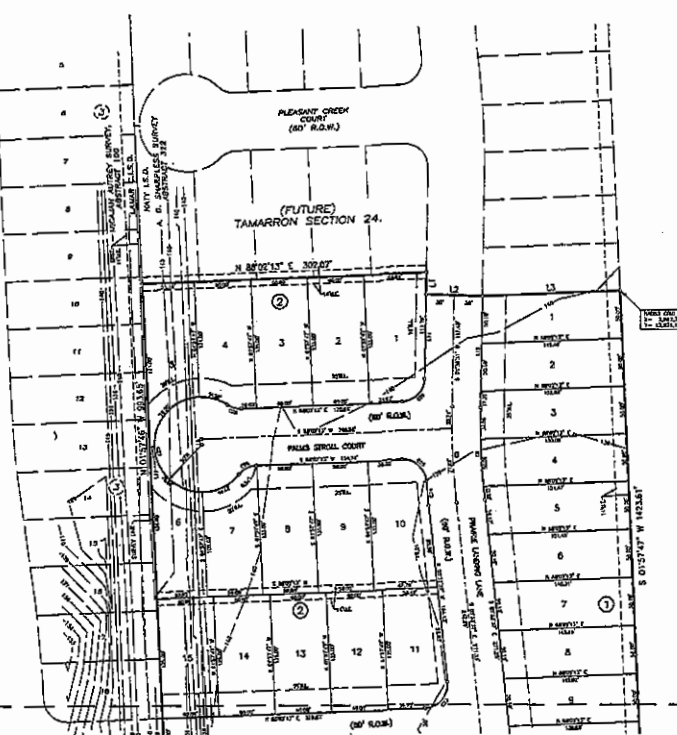
62 LOTS 4 RESERVES (1,027 ACRES) 3 BLOCKS  
JANUARY 13, 2017 JOB NO. 1931-6031

OWNERS:  
**D.R. HORTON, LTD.**  
A TEXAS LIMITED PARTNERSHIP  
CHRIS LINDHORST, PRESIDENT  
14100 SOUTHWEST FREDARY, SUITE 300, SUGAR LAND, TEXAS 77478  
PH. (281) 586-2100

ENGINEER/SURVEYOR:  
**L.A.S. Engineering, Inc.**  
2700 Bishop Ave  
Suite 600  
Houston, Texas 77042  
Phone 713.963.8200  
Fax 713.963.8209  
FIRM - F-1389  
T.A.P.S. Firm No. 101601

SHEET 1 OF 3

TAMARRON SECTION 16  
PLAT NO. F.B.C.F.R.



RESERVE TEXAS HOLDINGS, LP  
RESIDUE OF CALLED 1913.31 ACRES  
(TRACT T-1)  
FILE NO. 201409984  
PLAT NO. 2014-0054

- ### LEGEND
- U.L. INDICATES UTILITY EASEMENT
  - D.E. INDICATES DRAINAGE EASEMENT
  - H.L. INDICATES HOED AND GROUND
  - S.S.E. INDICATES SURVEY SEWER EASEMENT
  - S.E.A. INDICATES SPECIAL SEWER EASEMENT
  - F.A.C.P. INDICATES FORT BEND COUNTY PLANT RESERVE
  - F.A.C.P.A. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RESERVE
  - F.A.C.P.A. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RESERVE
  - R.O.S. INDICATES RIGHT-OF-WAY
  - A.E. INDICATES ADJACENT EASEMENT
  - P.A.L. INDICATES FRONT OF CONDUITMENT
  - P.A.L. INDICATES FRONT OF RESERVING
  - P.A. INDICATES PILE NUMBER

RESERVE	ACREAGE	SQ. FT.	TYPE
A	0.150	6,534	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.234	10,198	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.346	15,022	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.338	14,714	RESTRICTED TO LANDSCAPE/OPEN SPACE
<b>TOTAL</b>	<b>1.027</b>	<b>44,899</b>	

CURVE	BEARING	LENGTH	ARC CHORD	CHORD BEARING
C1	S 89°15'00" W	14.57	14.57	S 89°15'00" W
C2	S 89°15'00" W	14.57	14.57	S 89°15'00" W
C3	S 89°15'00" W	14.57	14.57	S 89°15'00" W
C4	S 89°15'00" W	14.57	14.57	S 89°15'00" W
C5	S 89°15'00" W	14.57	14.57	S 89°15'00" W
C6	S 89°15'00" W	14.57	14.57	S 89°15'00" W
C7	S 89°15'00" W	14.57	14.57	S 89°15'00" W
C8	S 89°15'00" W	14.57	14.57	S 89°15'00" W
C9	S 89°15'00" W	14.57	14.57	S 89°15'00" W
C10	S 89°15'00" W	14.57	14.57	S 89°15'00" W
C11	S 89°15'00" W	14.57	14.57	S 89°15'00" W
C12	S 89°15'00" W	14.57	14.57	S 89°15'00" W
C13	S 89°15'00" W	14.57	14.57	S 89°15'00" W
C14	S 89°15'00" W	14.57	14.57	S 89°15'00" W
C15	S 89°15'00" W	14.57	14.57	S 89°15'00" W
C16	S 89°15'00" W	14.57	14.57	S 89°15'00" W
C17	S 89°15'00" W	14.57	14.57	S 89°15'00" W
C18	S 89°15'00" W	14.57	14.57	S 89°15'00" W
C19	S 89°15'00" W	14.57	14.57	S 89°15'00" W
C20	S 89°15'00" W	14.57	14.57	S 89°15'00" W
C21	S 89°15'00" W	14.57	14.57	S 89°15'00" W
C22	S 89°15'00" W	14.57	14.57	S 89°15'00" W
C23	S 89°15'00" W	14.57	14.57	S 89°15'00" W
C24	S 89°15'00" W	14.57	14.57	S 89°15'00" W
C25	S 89°15'00" W	14.57	14.57	S 89°15'00" W

LINE	BEARING	DISTANCE
L1	S 89°15'00" W	14.57
L2	S 89°15'00" W	14.57
L3	S 89°15'00" W	14.57
L4	S 89°15'00" W	14.57
L5	S 89°15'00" W	14.57
L6	S 89°15'00" W	14.57
L7	S 89°15'00" W	14.57
L8	S 89°15'00" W	14.57
L9	S 89°15'00" W	14.57
L10	S 89°15'00" W	14.57
L11	S 89°15'00" W	14.57
L12	S 89°15'00" W	14.57
L13	S 89°15'00" W	14.57
L14	S 89°15'00" W	14.57
L15	S 89°15'00" W	14.57
L16	S 89°15'00" W	14.57
L17	S 89°15'00" W	14.57
L18	S 89°15'00" W	14.57
L19	S 89°15'00" W	14.57
L20	S 89°15'00" W	14.57
L21	S 89°15'00" W	14.57
L22	S 89°15'00" W	14.57
L23	S 89°15'00" W	14.57
L24	S 89°15'00" W	14.57
L25	S 89°15'00" W	14.57
L26	S 89°15'00" W	14.57
L27	S 89°15'00" W	14.57
L28	S 89°15'00" W	14.57
L29	S 89°15'00" W	14.57
L30	S 89°15'00" W	14.57
L31	S 89°15'00" W	14.57
L32	S 89°15'00" W	14.57
L33	S 89°15'00" W	14.57
L34	S 89°15'00" W	14.57
L35	S 89°15'00" W	14.57
L36	S 89°15'00" W	14.57
L37	S 89°15'00" W	14.57
L38	S 89°15'00" W	14.57
L39	S 89°15'00" W	14.57
L40	S 89°15'00" W	14.57
L41	S 89°15'00" W	14.57
L42	S 89°15'00" W	14.57
L43	S 89°15'00" W	14.57
L44	S 89°15'00" W	14.57
L45	S 89°15'00" W	14.57
L46	S 89°15'00" W	14.57
L47	S 89°15'00" W	14.57
L48	S 89°15'00" W	14.57
L49	S 89°15'00" W	14.57
L50	S 89°15'00" W	14.57
L51	S 89°15'00" W	14.57
L52	S 89°15'00" W	14.57
L53	S 89°15'00" W	14.57
L54	S 89°15'00" W	14.57
L55	S 89°15'00" W	14.57
L56	S 89°15'00" W	14.57
L57	S 89°15'00" W	14.57
L58	S 89°15'00" W	14.57
L59	S 89°15'00" W	14.57
L60	S 89°15'00" W	14.57
L61	S 89°15'00" W	14.57
L62	S 89°15'00" W	14.57
L63	S 89°15'00" W	14.57
L64	S 89°15'00" W	14.57
L65	S 89°15'00" W	14.57
L66	S 89°15'00" W	14.57
L67	S 89°15'00" W	14.57
L68	S 89°15'00" W	14.57
L69	S 89°15'00" W	14.57
L70	S 89°15'00" W	14.57
L71	S 89°15'00" W	14.57
L72	S 89°15'00" W	14.57
L73	S 89°15'00" W	14.57
L74	S 89°15'00" W	14.57
L75	S 89°15'00" W	14.57
L76	S 89°15'00" W	14.57
L77	S 89°15'00" W	14.57
L78	S 89°15'00" W	14.57
L79	S 89°15'00" W	14.57
L80	S 89°15'00" W	14.57
L81	S 89°15'00" W	14.57
L82	S 89°15'00" W	14.57
L83	S 89°15'00" W	14.57
L84	S 89°15'00" W	14.57
L85	S 89°15'00" W	14.57
L86	S 89°15'00" W	14.57
L87	S 89°15'00" W	14.57
L88	S 89°15'00" W	14.57
L89	S 89°15'00" W	14.57
L90	S 89°15'00" W	14.57
L91	S 89°15'00" W	14.57
L92	S 89°15'00" W	14.57
L93	S 89°15'00" W	14.57
L94	S 89°15'00" W	14.57
L95	S 89°15'00" W	14.57
L96	S 89°15'00" W	14.57
L97	S 89°15'00" W	14.57
L98	S 89°15'00" W	14.57
L99	S 89°15'00" W	14.57
L100	S 89°15'00" W	14.57

- NOTES:**
1. RECORDING AND SURRENDERING RECORD: TOP OF A STAMPED SIDING BEG THAT IS LOCATED ON A 6 INCH PVC PIPE WITH A LOWER TOP SURFACE THAN THE BEING BE LOCATED 2/7 - 22 FEET WEST OF THE CENTERLINE OF PL 1465 AND 8/4 - 0.24 HUNDREDS NORTH OF THE CENTERLINE OF PL 1465 AND CARROLL FROM BAY, HIGH, THE ELEV. = 131.21 FEET NGVD.
  2. THIS INDICATES 'TAMARRON CROSSINGS' IS A BRASS GROUND OR A CONCRETE CLUB MARK LOCATED ALONG THE EAST SIDE OF THE NORTH BOUNDARY LINE OF TAMARRON CROSSINGS. THE MARK IS LOCATED 7.76 FEET SOUTH OF THE CENTERLINE OF THE INTERSECTION OF TAMARRON CROSSINGS AND TAMARRON PARKWAY.
  - TO ADJUST TO THE NEW BRASS OR MARK GROUND AND 0.24 FEET.
  3. EASEMENTS FOR BOUNDARIES CONSIST OF THE CITY OF PALMER AND FORT BEND COUNTY RESERVATIONS.
  4. THIS PLAT WAS PREPARED FOR INFORMATION REFERENCED BY THE TITLE OF CONVEYANCE EXTENDING TO 2017 AND BEGINS 2017. THE BOUNDARY HAS NOT ADJUSTED THE ADJACENT PROPERTY.
  5. THIS PLAT LIES WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 162, FORT BEND SUBURBAN DISTRICT, FORT BEND COUNTY FINANCIAL DISTRICT, FORT BEND INDEPENDENT SCHOOL DISTRICT AND THE CITY OF PALMER AND FORT BEND COUNTY.
  6. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECEIVED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
  7. THE PROVISIONS AND PENDING EASEMENTS WITHIN THE PLANES OF THE SUBDIVISION ARE SHOWN HEREON.
  8. THE BOUNDARY BEGINS SHALL BE THE 15' FEET WIDE RICHWOOD RIDGE (LIFT) BEING THE 100-YEAR FLOOD PLAIN BEHAVIOR (FREQUENCY KNOWS ELEVATION ADJUSTED HEIGHT) OF THE PUBLIC WATER SUPPLY OF THE BOUNDARY BEGINS (15' FEET) ABOVE THE TOP OF THE RICHWOOD RIDGE AT THE POINT OF BEGINNING. THE BOUNDARY BEGINS SHALL BE AT ANY POINT ON THE CENTERLINE OF THE ROAD SHALL NOT BE LESS THAN EIGHTEEN FEET (18') ABOVE ADJACENT GROUND.
  9. ALL LOT LINES SHALL HAVE A MINIMUM 5' SIDE FENCE SETBACK LINE.
  10. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN INTERNAL DWELLINGS.
  11. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET FLOODING DURING DRAINAGE ANNUAL EVENTS.
  12. ALL DRAINAGE EASEMENTS TO BE VIEW CLEAR OF VEGETATION, OBSTRUCTIONS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
  13. ALL PROPERTY TO BEIN INTO THE DRAINAGE FACILITY ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
  14. THIS PLAT LIES WITHIN FORT BEND COUNTY WASTEWATER ZONE NO. 3.
  15. THE COMMUNITIES AND RESERVES SHOWN HEREON ARE UNDER COORDINATION SOUTH CENTRAL ZONE NO. 3, AREA STATE PLUMBING CODE COMPLIANCE (PASC) AND MAY BE BROUGHT IN COMPLIANCE BY AMENDING THE FUTURE COMING CODES (2017-2019).
  16. DRAINAGES SHALL BE BUILT OR CALLED TO BE BUILT NOT LESS THAN 8 FEET IN WIDTH ON BOTH SIDES OF ALL DRAINAGE PIPES AND NOT LESS THAN 18 INCHES IN DEPTH AND THE DRAINAGE SHALL BE BUILT IN ACCORDANCE WITH ALL REQUIREMENTS.
  17. CONVEYANCE AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE FACILITY IS PLACED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 162.
  18. FIVE-FEET (5') BUCK FROM ROAD THRU (C) FEET IN LENGTH WITH PAVING OR IMPROVED "A" SURF ARE SET ON ALL FORMER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
  19. ONE-FEET (1') BOUNDARY BEGINS TO THE CITY IN FEEL AS A BARRIER SEPARATION BETWEEN THE BEG OF ONE OF SIDES WHERE SIDE STREETS HAVE ADJACENT PROPERTY TRACED, THE LOCATION OF SUCH BOUNDARY BEGINS SHALL BE SHOWN IN ADJACENT PROPERTY BE SUBMITTED HEREON TO A RECORDED PLAT. THE ONE-FEET (1') BOUNDARY BEGINS TRACED BEING NOTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEEL SHALL THEREAFTER BE REVERTED TO AND REMAIN IN THE DISCRETION OF HIS HOING, AGENTS OR SUCCESSORS.

**PRELIMINARY PLAT OF  
TAMARRON SECTION 31**  
A SUBDIVISION OF 13.341 ACRES OF LAND SITUATED IN THE  
A.G. SHARPLESS SURVEY, ABSTRACT 322,  
FORT BEND COUNTY, TEXAS.

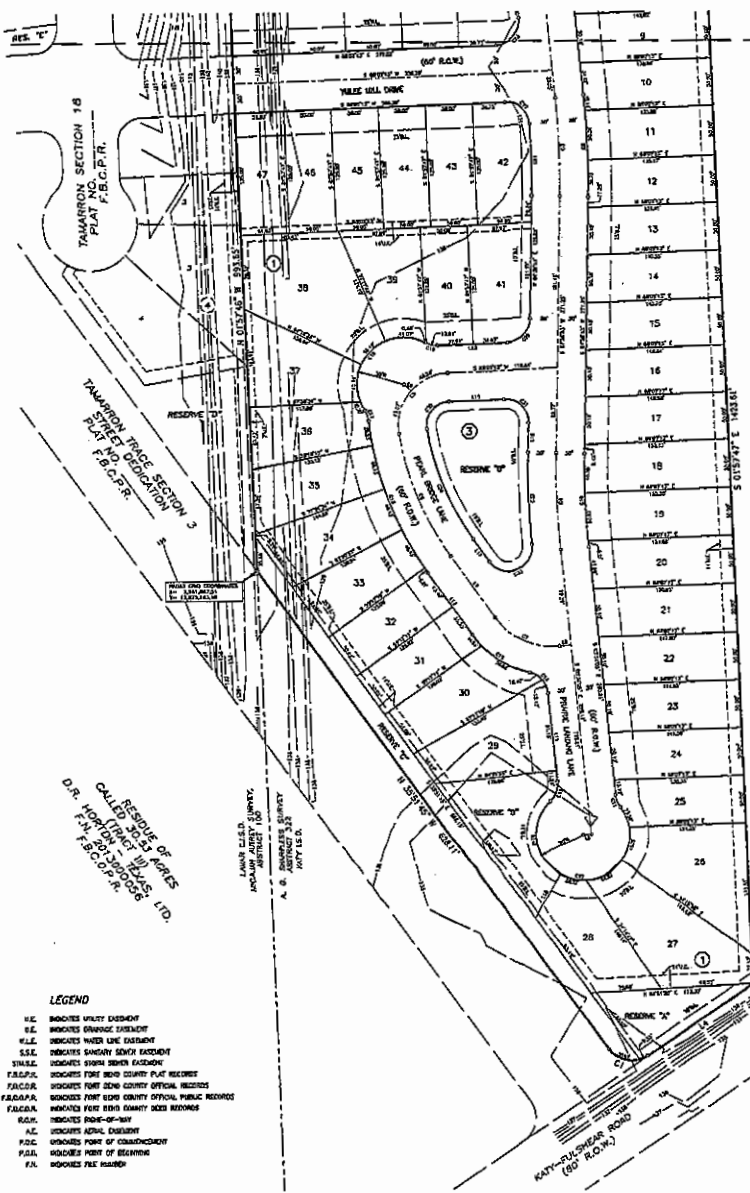
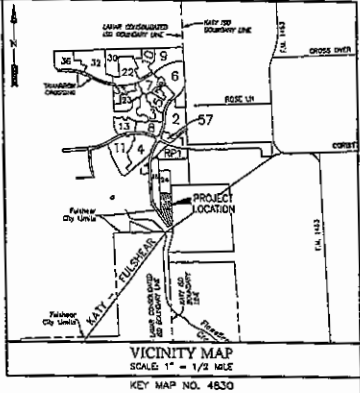
62 LOTS 4 RESERVES (1,027 ACRES) 3 BLOCKS  
JANUARY 13, 2017 JOB NO. 1931-5031

OWNERS:  
**D.R. HORTON, LTD.**  
A TEXAS LIMITED PARTNERSHIP  
CHRIS LINDHREY, PRESIDENT  
14100 SOUTHWEST FRIWAY, SUITE 800, SUGAR LAND, TEXAS 77478  
PH. (281) 866-2100

ENGINEER/SURVEYOR:  
L.J.S. Engineering, Inc.  
2920 Blomquist Drive Phone 713.883.5016  
Suite 600 Fax 713.883.8278  
Houston, Texas 77042 FRI 8-A-338  
T.A.P.S. File No. 16110501

SHEET 2 OF 3

MATCH LINE - SEE SHEET 2 OF 3



RESIDUE OF  
CALLED 1913.31 ACRES  
CGR TEXAS HOLDINGS, LP  
F.N. 2012038964  
F.B.C.O.P.R.

LINE	BEARING	DISTANCE
11	S 89°22' W	33.00'
12	S 89°22' W	33.00'
13	N 89°22' E	33.00'
14	S 89°22' W	33.00'
15	S 89°22' W	33.00'
16	S 89°22' W	33.00'
17	S 89°22' W	33.00'
18	S 89°22' W	33.00'
19	S 89°22' W	33.00'
20	S 89°22' W	33.00'
21	S 89°22' W	33.00'
22	S 89°22' W	33.00'
23	S 89°22' W	33.00'
24	S 89°22' W	33.00'
25	S 89°22' W	33.00'
26	S 89°22' W	33.00'
27	S 89°22' W	33.00'
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29	S 89°22' W	33.00'
30	S 89°22' W	33.00'
31	S 89°22' W	33.00'
32	S 89°22' W	33.00'
33	S 89°22' W	33.00'
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37	S 89°22' W	33.00'
38	S 89°22' W	33.00'
39	S 89°22' W	33.00'
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41	S 89°22' W	33.00'
42	S 89°22' W	33.00'
43	S 89°22' W	33.00'
44	S 89°22' W	33.00'
45	S 89°22' W	33.00'
46	S 89°22' W	33.00'
47	S 89°22' W	33.00'
48	S 89°22' W	33.00'
49	S 89°22' W	33.00'
50	S 89°22' W	33.00'
51	S 89°22' W	33.00'
52	S 89°22' W	33.00'
53	S 89°22' W	33.00'
54	S 89°22' W	33.00'
55	S 89°22' W	33.00'
56	S 89°22' W	33.00'
57	S 89°22' W	33.00'
58	S 89°22' W	33.00'
59	S 89°22' W	33.00'
60	S 89°22' W	33.00'
61	S 89°22' W	33.00'
62	S 89°22' W	33.00'

CURVE	BEARING	CHORD	ARC	CHORD BEARING
C1	S 89°22' W	48.37'	48.37'	N 89°22' E
C2	S 89°22' W	104.84'	104.84'	S 89°22' E
C3	S 89°22' W	184.27'	184.27'	S 89°22' E
C4	S 89°22' W	284.27'	284.27'	S 89°22' E
C5	S 89°22' W	404.27'	404.27'	S 89°22' E
C6	S 89°22' W	544.27'	544.27'	S 89°22' E
C7	S 89°22' W	704.27'	704.27'	S 89°22' E
C8	S 89°22' W	884.27'	884.27'	S 89°22' E
C9	S 89°22' W	1084.27'	1084.27'	S 89°22' E
C10	S 89°22' W	1304.27'	1304.27'	S 89°22' E
C11	S 89°22' W	1544.27'	1544.27'	S 89°22' E
C12	S 89°22' W	1804.27'	1804.27'	S 89°22' E
C13	S 89°22' W	2084.27'	2084.27'	S 89°22' E
C14	S 89°22' W	2384.27'	2384.27'	S 89°22' E
C15	S 89°22' W	2704.27'	2704.27'	S 89°22' E
C16	S 89°22' W	3044.27'	3044.27'	S 89°22' E
C17	S 89°22' W	3404.27'	3404.27'	S 89°22' E
C18	S 89°22' W	3784.27'	3784.27'	S 89°22' E
C19	S 89°22' W	4184.27'	4184.27'	S 89°22' E
C20	S 89°22' W	4604.27'	4604.27'	S 89°22' E
C21	S 89°22' W	5044.27'	5044.27'	S 89°22' E
C22	S 89°22' W	5504.27'	5504.27'	S 89°22' E
C23	S 89°22' W	5984.27'	5984.27'	S 89°22' E
C24	S 89°22' W	6484.27'	6484.27'	S 89°22' E
C25	S 89°22' W	7004.27'	7004.27'	S 89°22' E
C26	S 89°22' W	7544.27'	7544.27'	S 89°22' E
C27	S 89°22' W	8104.27'	8104.27'	S 89°22' E
C28	S 89°22' W	8684.27'	8684.27'	S 89°22' E
C29	S 89°22' W	9284.27'	9284.27'	S 89°22' E
C30	S 89°22' W	9904.27'	9904.27'	S 89°22' E
C31	S 89°22' W	10544.27'	10544.27'	S 89°22' E
C32	S 89°22' W	11204.27'	11204.27'	S 89°22' E
C33	S 89°22' W	11884.27'	11884.27'	S 89°22' E
C34	S 89°22' W	12584.27'	12584.27'	S 89°22' E
C35	S 89°22' W	13304.27'	13304.27'	S 89°22' E
C36	S 89°22' W	14044.27'	14044.27'	S 89°22' E
C37	S 89°22' W	14804.27'	14804.27'	S 89°22' E
C38	S 89°22' W	15584.27'	15584.27'	S 89°22' E
C39	S 89°22' W	16384.27'	16384.27'	S 89°22' E
C40	S 89°22' W	17204.27'	17204.27'	S 89°22' E
C41	S 89°22' W	18044.27'	18044.27'	S 89°22' E
C42	S 89°22' W	18904.27'	18904.27'	S 89°22' E
C43	S 89°22' W	19784.27'	19784.27'	S 89°22' E
C44	S 89°22' W	20684.27'	20684.27'	S 89°22' E
C45	S 89°22' W	21604.27'	21604.27'	S 89°22' E
C46	S 89°22' W	22544.27'	22544.27'	S 89°22' E
C47	S 89°22' W	23504.27'	23504.27'	S 89°22' E
C48	S 89°22' W	24484.27'	24484.27'	S 89°22' E
C49	S 89°22' W	25484.27'	25484.27'	S 89°22' E
C50	S 89°22' W	26504.27'	26504.27'	S 89°22' E
C51	S 89°22' W	27544.27'	27544.27'	S 89°22' E
C52	S 89°22' W	28604.27'	28604.27'	S 89°22' E
C53	S 89°22' W	29684.27'	29684.27'	S 89°22' E
C54	S 89°22' W	30784.27'	30784.27'	S 89°22' E
C55	S 89°22' W	31904.27'	31904.27'	S 89°22' E
C56	S 89°22' W	33044.27'	33044.27'	S 89°22' E
C57	S 89°22' W	34204.27'	34204.27'	S 89°22' E
C58	S 89°22' W	35384.27'	35384.27'	S 89°22' E
C59	S 89°22' W	36584.27'	36584.27'	S 89°22' E
C60	S 89°22' W	37804.27'	37804.27'	S 89°22' E
C61	S 89°22' W	39044.27'	39044.27'	S 89°22' E
C62	S 89°22' W	40304.27'	40304.27'	S 89°22' E
C63	S 89°22' W	41584.27'	41584.27'	S 89°22' E
C64	S 89°22' W	42884.27'	42884.27'	S 89°22' E
C65	S 89°22' W	44204.27'	44204.27'	S 89°22' E
C66	S 89°22' W	45544.27'	45544.27'	S 89°22' E
C67	S 89°22' W	46904.27'	46904.27'	S 89°22' E
C68	S 89°22' W	48284.27'	48284.27'	S 89°22' E
C69	S 89°22' W	49684.27'	49684.27'	S 89°22' E
C70	S 89°22' W	51104.27'	51104.27'	S 89°22' E
C71	S 89°22' W	52544.27'	52544.27'	S 89°22' E
C72	S 89°22' W	54004.27'	54004.27'	S 89°22' E
C73	S 89°22' W	55484.27'	55484.27'	S 89°22' E
C74	S 89°22' W	56984.27'	56984.27'	S 89°22' E
C75	S 89°22' W	58504.27'	58504.27'	S 89°22' E
C76	S 89°22' W	60044.27'	60044.27'	S 89°22' E
C77	S 89°22' W	61604.27'	61604.27'	S 89°22' E
C78	S 89°22' W	63184.27'	63184.27'	S 89°22' E
C79	S 89°22' W	64784.27'	64784.27'	S 89°22' E
C80	S 89°22' W	66404.27'	66404.27'	S 89°22' E
C81	S 89°22' W	68044.27'	68044.27'	S 89°22' E
C82	S 89°22' W	69704.27'	69704.27'	S 89°22' E
C83	S 89°22' W	71384.27'	71384.27'	S 89°22' E
C84	S 89°22' W	73084.27'	73084.27'	S 89°22' E
C85	S 89°22' W	74804.27'	74804.27'	S 89°22' E
C86	S 89°22' W	76544.27'	76544.27'	S 89°22' E
C87	S 89°22' W	78304.27'	78304.27'	S 89°22' E
C88	S 89°22' W	80084.27'	80084.27'	S 89°22' E
C89	S 89°22' W	81884.27'	81884.27'	S 89°22' E
C90	S 89°22' W	83704.27'	83704.27'	S 89°22' E
C91	S 89°22' W	85544.27'	85544.27'	S 89°22' E
C92	S 89°22' W	87404.27'	87404.27'	S 89°22' E
C93	S 89°22' W	89284.27'	89284.27'	S 89°22' E
C94	S 89°22' W	91184.27'	91184.27'	S 89°22' E
C95	S 89°22' W	93104.27'	93104.27'	S 89°22' E
C96	S 89°22' W	95044.27'	95044.27'	S 89°22' E
C97	S 89°22' W	97004.27'	97004.27'	S 89°22' E
C98	S 89°22' W	98984.27'	98984.27'	S 89°22' E
C99	S 89°22' W	100984.27'	100984.27'	S 89°22' E
C100	S 89°22' W	102984.27'	102984.27'	S 89°22' E

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.190	8,204	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.324	13,972	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.305	13,272	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.338	14,714	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	1.007	41,162	

- LEGEND**
- NE. INDICATES QUARTY DESIGNATION
  - S.E. INDICATES QUARTER DESIGNATION
  - W.E. INDICATES WATER LINE DESIGNATION
  - S.S.E. INDICATES SURVEY SECTOR DESIGNATION
  - S.W.A.L. INDICATES SURVEY WATER LINE DESIGNATION
  - F.A.C.P.A. INDICATES FORT BEND COUNTY PLAT RECORDS
  - F.A.C.A.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
  - F.A.C.A.P.A. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
  - F.A.C.B.A. INDICATES FORT BEND COUNTY BEE RECORDS
  - R.A.M. INDICATES ROAD-OF-WAY
  - A.C. INDICATES ADJACENT DESIGNATION
  - P.S.C. INDICATES POINT OF COMMENCEMENT
  - P.M. INDICATES POINT OF BEGINNING
  - F.N. INDICATES FORT BEND

**PRELIMINARY PLAT OF TAMARRON SECTION 31**  
A SUBDIVISION OF 16.241 ACRES OF LAND SITUATED IN THE A.G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS.

62 LOTS 4 RESERVES (1.027 ACRES) 3 BLOCKS  
JANUARY 13, 2017 JOB NO. 1931-6031

OWNERS:  
**D.R. HORTON, LTD.**  
A TEXAS LIMITED PARTNERSHIP  
CHRIS LINDHORST, PRESIDENT  
14100 SOUTHWEST FREIGHT, SUITE 100, SUGAR LAND, TEXAS 77478  
PH. (281) 566-2100

ENGINEER/SURVEYOR:  
**LJA Engineering, Inc.**  
2302 Sammons Drive Phone 713.831.3006  
Suite 100 Fax 713.831.8000  
Houston, Texas 77042 FRM-F41330  
T&P L.S. File No. 01103001 SHEET 3 OF 3

CITY OF FULSHEAR  
Registration & Permit Department  
Ph: (281) 346- 1796 fax: (281) 346-2556  
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarron Section 32 / (Amended) Final Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: 1-31-17

City Secretary

Processed  
 Returned for additional data

BY: X. Xepf DATE: 1-17-2017

Planning Commission Review

Approved  
 Returned for additional data

BY: A. Plumer DATE: 3 FEB 2017

City Council Review

Approved  
 Returned for additional data

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

January 31, 2017

**Engineering Review**

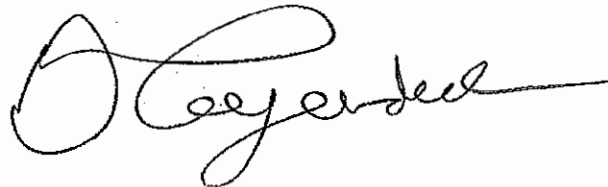
Revised Final Plat - Tamarron Section 32  
City of Fulshear, Texas

**For Information only:**

1. This plat will create 140 Lots in five (5) Blocks with fourteen (14) Reserves that cover an area of 37.545 acres.
2. Access to this section is from an extension of Jarvis Bay Pass out of Section 30 and McDonough Way.
3. The typical lot in this section appears to be 50-foot by 120-foot with a 25-foot Front Building Line.
4. Since this tract is located in the E.T.J. of the City of Fulshear approval will be required from Fort Bend County and the City of Fulshear.

**Recommendations:**

I recommend that this Revised Final Plat of Tamarron Section 32 be approved as submitted.





**CITY OF FULSHEAR**  
 PO Box 279 / 30603 FM 1093  
 Fulshear, Texas 77441  
 Phone: 281-346-1796 ~ Fax: 281-346-2556  
 www.fulsheartexas.gov

**Subdivision/Development Platting Application**

Date: 01-10-2017 Date Received by the City of Fulshear: 01-16-2017  
 Subdivision: TAMARRON SECTION 32 Development: TAMARRON

**SUBMITTAL OF PLAT: (Check Appropriate Selection)**

- Preliminary
- Replat
- Amending Plat
- Final **Amended**
- Vacation Plat
- Short Form Final
- Admin. (Minor) Plat

**TYPE OF PLAT: (Check Appropriate Selection)**

- Single-Family Residential
  - Planned Development
  - Zero Lot Line/ Patio Home
  - Commercial
  - Multi-Family Residential
  - Industrial
- Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

Legal Description: 37.545 ACRES IN THE J.D. Vermillion SURVEY, A-339

Variance: \_\_\_\_\_ Yes (Attach a Copy of Approval Letter)  No

Total Acreage: 37.545  
 Number of Streets: 7  
 Number of Lots: 140  
 Number and Types of Reserves: 14  
 Total Acres in Reserve: 7.908

Owner: D.R. HORTON-TEXAS, LTD.  
 Address: 14100 SOUTHWEST FREEWAY, SUITE 500  
 City/State: SUGAR LAND, TEXAS 77478  
 Telephone: 281-566-2100  
 Email Address: clindhorst@drhorton.com

Engineer/Planner: LJA ENGINEERING, INC.  
 Contact Person: GEOFF FREEMAN  
 Telephone: 713-358-8830  
 Fax Number: \_\_\_\_\_  
 Email Address: gfreeman@ljaengineering.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b> \$2,138.63	
Park Fees (due at Final Plat Application)	_____

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

Geoff Freeman / Platting Manager 01-10-2017  
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

**DHI TITLE OF CENTRAL TEXAS  
14100 Southwest Freeway, Suite 510  
Sugar Land, Texas 77478**

**CITY PLANNING LETTER**

January 10, 2017

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 4th day of January, 2017, we find the following:

**Record Owner:**

D. R. Horton-Texas, Ltd., a Texas limited partnership

**Recording Instrument:**

Special Warranty Deed, executed by BFH Mining, Ltd., a Texas limited partnership to D. R. Horton-Texas, Ltd., a Texas limited partnership, dated December 31, 2012, recorded in Document No. 2013000056 of the Official Public Records of Fort Bend County, Texas.

**Legal Description:**

**TAMARRON SECTION 32 (Proposed Plat)**

Being 37.545 acres of land located in the J. D. Vermillion Survey, Abstract 339, Fort Bend County, Texas, more particularly being a portion of that certain called 686.0183 acre tract (described as Tract I) conveyed to D.R. Horton – Texas, LTD by an instrument of record under File Number 2013000056 of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 37.545 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83);

COMMENCING for reference at a 1-inch iron pipe found for the northwest corner of said 686.0183 acre tract, same being an angle corner on the south line of that certain called 1,352.43 acre tract conveyed to Fort Bend Jordan Ranch LP by an instrument of record under File Number



2015027940, F.B.C.O.P.R., also being on the easterly line of that certain called 473.246 acre tract conveyed to Harrison Interests LTD by an instrument of record in Volume 1289, Page 625 in the Deed Records of Fort Bend County, Texas (F.B.C.D.R.) and described in Volume 528, Page 132, F.B.C.D.R., and said point being on the common survey line of said J. D. Vermillion Survey and the J. G. Bennett Survey, Abstract 611, Fort Bend County, Texas;

Thence, North  $87^{\circ} 51' 41''$  East, along the north line of said 686.0183 acre tract and a south line of said 1,352.43 acre tract, 999.85 feet to the POINT OF BEGINNING of the herein described tract, same being the northwest corner of that certain called 4.0000 acre tract (described as Well Site No. 1) by an instrument of record in File Number 2005052339, F.B.C.O.P.R.;

Thence, North  $87^{\circ} 51' 41''$  East, continuing along the north line of said 686.0183 acre tract and a south line of said 1,352.43 acre tract, 1,470.21 feet to a point for corner;

Thence, South  $01^{\circ} 03' 58''$  East, departing the north line of said 686.0183 acre tract and a south line of said 1,352.43 acre tract, 1,155.27 feet to a point for corner;

Thence, South  $76^{\circ} 01' 56''$  East, 319.35 feet to a point for corner;

Thence, South  $01^{\circ} 43' 05''$  East, 148.38 feet to a point for corner;

Thence, South  $07^{\circ} 08' 04''$  West, 60.00 feet to a point for corner, the beginning of a curve;

Thence, 9.34 feet along the arc of a non-tangent curve to the left, having a radius of 2,210.00 feet, a central angle of  $00^{\circ} 14' 32''$ , and a chord which bears South  $82^{\circ} 59' 12''$  East, 9.34 feet to a point for corner;

Thence, South  $01^{\circ} 43' 05''$  East, 141.50 feet to a point for corner, the beginning of a curve;

Thence, 931.22 feet along the arc of a non-tangent curve to the right, having a radius of 2,350.00 feet, a central angle of  $22^{\circ} 42' 16''$ , and a chord which bears North  $72^{\circ} 16' 19''$  West, 925.14 feet to a point for corner;

Thence, North  $60^{\circ} 55' 12''$  West, 200.00 feet to a point for corner, the beginning of a curve;

Thence, 185.23 feet along the arc of a tangent curve to the left, having a radius of 2,050.00 feet, a central angle of  $05^{\circ} 10' 37''$ , and a chord which bears North  $63^{\circ} 30' 30''$  West, 185.17 feet to a point for corner, the beginning of a reverse curve;

Thence, 46.11 feet along the arc of a tangent curve to the right, having a radius of 30.00 feet, a central angle of  $88^{\circ} 04' 17''$ , and a chord which bears North  $22^{\circ} 03' 41''$  West, 41.71 feet to a point for corner;

Thence, North  $68^{\circ} 01' 32''$  West, 80.00 feet to a point for corner;

Thence, North  $21^{\circ} 58' 28''$  East, 85.20 feet to a point for corner, the beginning of a curve;

Thence, 40.02 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of  $91^{\circ} 43' 14''$ , and a chord which bears North  $23^{\circ} 53' 09''$  West, 35.88 feet to a point for corner;

Thence, North  $20^{\circ} 15' 14''$  East, 60.00 feet to a point for corner, the beginning of a curve;

Thence, 13.16 feet along the arc of a non-tangent curve to the right, having a radius of 2,250.00 feet, a central angle of  $00^{\circ} 20' 07''$ , and a chord which bears South  $69^{\circ} 34' 42''$  East, 13.16 feet to a point for corner, the beginning of a reverse curve;

Thence, 38.67 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of  $88^{\circ} 36' 53''$ , and a chord which bears North  $66^{\circ} 16' 54''$  East, 34.93 feet to a point for corner;

Thence, North  $21^{\circ} 58' 28''$  East, 74.40 feet to a point for corner, the beginning of a curve;

Thence, 26.11 feet along the arc of a tangent curve to the right, having a radius of 530.00 feet, a central angle of  $02^{\circ} 49' 21''$ , and a chord which bears North  $23^{\circ} 23' 09''$  East, 26.11 feet to a point for corner;

Thence, North 72° 27' 26" West, 289.49 feet to a point for corner;

Thence, North 02° 08' 39" West, 194.81 feet to a point for corner;

Thence, South 87° 51' 41" West, 320.00 feet to a point for corner;

Thence, North 02° 08' 19" West, 457.42 feet to the POINT OF BEGINNING and containing 37.545 acres of land.

**1. Deed Restrictions:**

None of record.

NOTE; Property is subject to inclusion into restriction documents recorded in Document Nos. 2014128516 and 2014129256, Official Public Records of Fort Bend County, Texas, but is not subject to said documents unless a Notice of Applicability to the subject property is recorded.

**2. Easements and other encumbrances (Oil, Gas and other Minerals excluded):**

Private Road Right-of-Way to Dan J. Harrison, Jr., recorded in Volume 528, Page 137, Deed Records of Fort Bend County, Texas.

Drill Site (2.000 acres) pursuant to Tract Agreement recorded in Volume 1036, Page 201, Deed Records of Fort Bend County, Texas.

Easement for access strips and Well Site No. 1 as described in Modification to 1986 Agreement recorded in Document No. 2005052339, as affected by instrument executed by D. R. Horton-Texas, Ltd., recorded in Document No. 2014100229 and by Modification of Access and Pipeline Easement to Drill Sites recorded in Document No. 2016127931 of the Official Public Records of Fort Bend County, Texas. (Does not affect residential lots as depicted on preliminary plat.)

Unrecorded development agreement by and between the City of Fulshear, Texas, and Tamarron Lakes, L. P., as evidenced by Memorandum of Development Agreement recorded in Document No. 2007077611, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

Grazing Lease by and between BFH Mining, Ltd., Lessor, and Bar M Cattle Company, Lessee, recorded in Document No. 2010127261, corrected in Document No. 2011001553, of the Official Public Records of Fort Bend County, Texas. Assignment and Assumption of Grazing Lease, from BFH Mining, Ltd., to D.R. Horton – Texas, Ltd., recorded in Document No. 2013000062 of the Official Public Records of Fort Bend County, Texas.

Notice of Intention to Introduce a Bill in the Legislature of Texas, pertaining to the Fulshear Parkway Improvement District, recorded in Document No. 2013025598 of the Official Public Records of Fort Bend County, Texas.

Memorandum of Fulshear Parkway Private Participation Agreement, dated August 30, 2013, recorded in Document No. 2013119270 of the Official Public Records of Fort Bend County, Texas.

Short Form Blanket Easement, 3-Phase Overhead and Underground, to CenterPoint Energy Houston Electric, LLC, recorded in Document No. 2014039155, of the Official Public Records of Fort Bend County, Texas.

Pipeline Easement and Right of Way Agreement recorded in Document No. 2016026573, Official Public Records of Fort Bend County, Texas.

1' Reserve between the subject property and McDonough Way created by the Plat of Tamarron Section 22 recorded in Volume 2015, Page 211, Plat Records of Fort Bend County, Texas, said reserve conditioned that upon platting of adjacent property said reserve shall become vested in the Public for street right of way purposes.

1' Reserve between the subject property and Jarvis Bay Pass created by the Plat of Tamarron Section 30 recorded in Volume 2016, Page 278, Plat Records of Fort Bend County, Texas, said reserve conditioned that upon platting of adjacent property said reserve shall become vested in the Public for street right of way purposes.

**3. Lien Holders:** None of record.

No examination has been made as to oil, gas or other minerals, or documents affecting the title thereto, abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall inure to the benefit of PLATTING. Liability of Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party, Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. **YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT.** This report is not title

insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,

A handwritten signature in black ink, appearing to read "Tatanisha Walker". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Tatanisha Walker  
DHI Title of Central Texas



April 30, 2015

City of Fulshear  
30603 FM 1093  
Fulshear, TX 77441

**Re: Preliminary Plat of Tamarron Section 32**

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated April 20, 2015.

At this time, CenterPoint Energy has no objection associated with the general layout and utility easements as exhibited on said plat.

In cases where utility easements are overlapping with drainage or other specific or pre-existing easements, CenterPoint Energy will require exclusive easements.

Upon completion of CenterPoint Energy's facility designs, dedicated utility easements may be determined inadequate by CenterPoint Energy. In these cases, the developer, his successors or assigns, will be required to provide CenterPoint Energy with exclusive easements.

This letter does not give consent to any encroachments, abandonments of pre-existing easements, roads, alleys or street right-of-ways. Abandonment of any of the above requires a formal review, consent and closure process.

If there are any questions, please contact LaWanda Grant at 713.207.6539 or Sandra Goodall at 713.207.6347.

Sincerely,

A handwritten signature in purple ink that reads "LaWanda J. Grant". The signature is written in a cursive, flowing style.

LaWanda Grant, SR/WA  
Senior Right of Way Agent

C: Ashley Fuller <afuller@ljaengineering.com>

**PLR15.149A**

May 10, 2015

Ms. Ashley Fuller  
LJA Engineering, Inc.  
2929 Briarpark Drive, Suite 600  
Houston, Texas 77042-3703

**Re: Preliminary Plat of Tamarron Section 32**

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated April 20, 2015

At this time, Comcast Cable has no objection associated with the general layout and utility easements as exhibited on said plat.

In cases where utility easements are overlapping with drainage or other specific or pre-existing easements, Comcast Cable will require exclusive easements.

Upon completion of Comcast Cable's facility design, if so required, dedicated utility easements may be determined inadequate by Comcast Cable. In these cases, the developer, his successors or assigns, will be required to provide Comcast with exclusive easements.

This letter does not give consent to any encroachments, abandonments of pre-existing easements, roads, alleys, or street right-of-ways. Abandonment of any of the above requires a formal review, consent and closure process.

Please feel free to contact me at 713-637-5025 with any questions that you may have.

Sincerely,

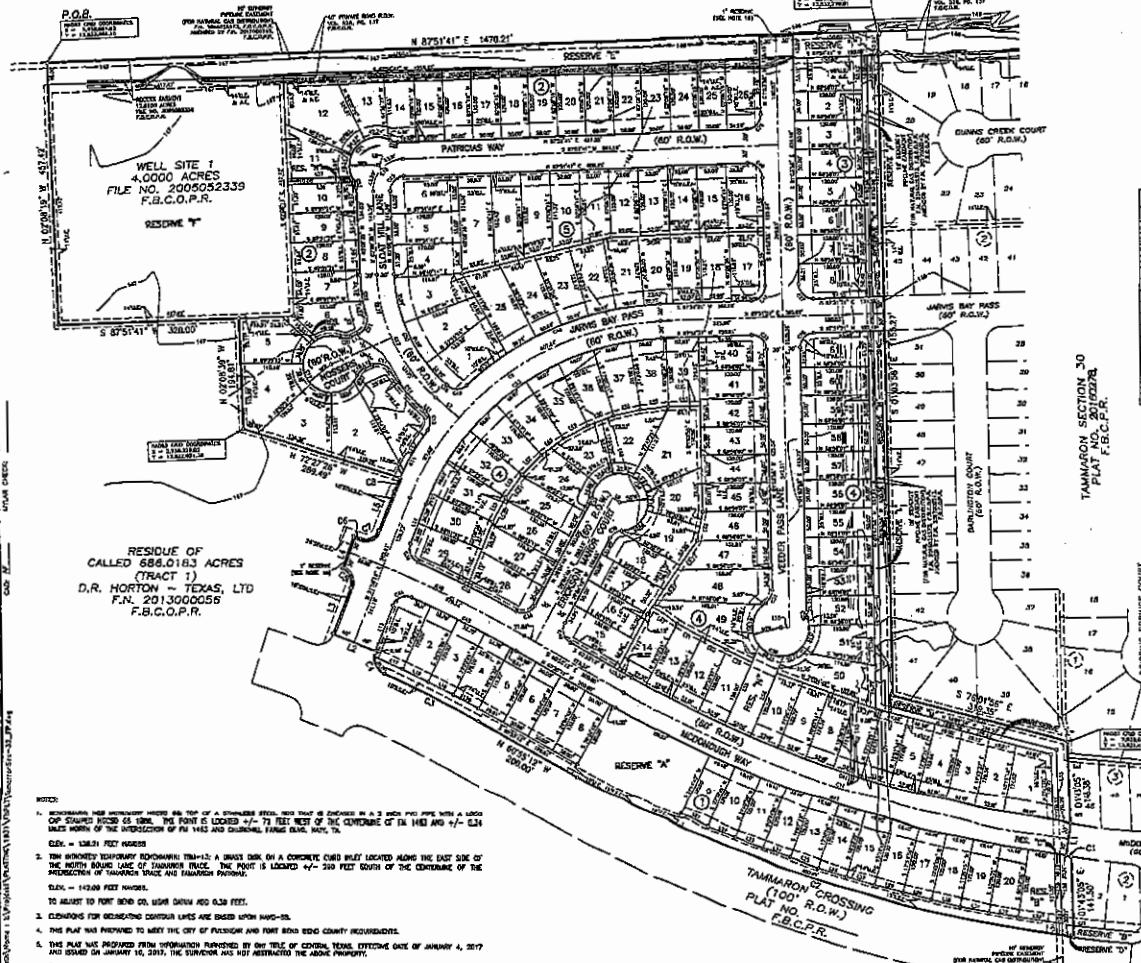


Chris Grey  
Construction Supervisor, Design and Serviceability





FORT BEND COUNTY BRANCH LP  
 CALLED 1332.43 ACRES  
 FILE NO. 2015027840  
 F.B.C.O.P.R.



**RESERVE TABLE**

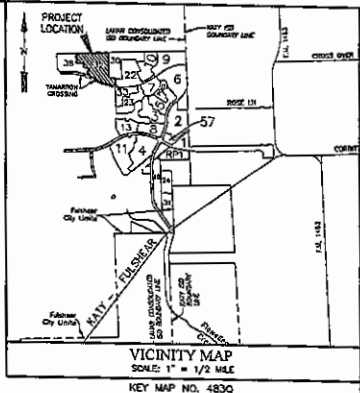
RESERVE	ACREAGE	SQ. FT.	TYPE
A	1.155	68,478	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.158	9,285	RESTRICTED TO LEFT DRIVE
C	0.033	1,917	RESTRICTED TO LANDSCAPE/OPEN SPACE/PIPELINE
D	0.063	3,631	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	1.137	66,351	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK ACCESS/PIPELINE
F	4.600	274,335	RESTRICTED TO LANDSCAPE/OPEN SPACE/HILL SIDE
G	0.022	853	RESTRICTED TO LANDSCAPE/OPEN SPACE
H	0.026	1,513	RESTRICTED TO LANDSCAPE/OPEN SPACE
I	0.126	7,501	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK ACCESS/PIPELINE
J	0.026	1,513	RESTRICTED TO LANDSCAPE/OPEN SPACE/PIPELINE
K	0.193	11,257	RESTRICTED TO LANDSCAPE/OPEN SPACE
L	0.252	15,161	RESTRICTED TO LANDSCAPE/OPEN SPACE/PIPELINE
M	0.028	1,611	RESTRICTED TO LANDSCAPE/OPEN SPACE
N	0.184	11,126	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	7.688	461,208	

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 89°51'41" W	86.00'
L2	S 89°51'41" W	86.00'
L3	S 89°51'41" W	86.00'
L4	S 89°51'41" W	86.00'
L5	S 89°51'41" W	86.00'
L6	S 89°51'41" W	86.00'
L7	S 89°51'41" W	86.00'
L8	S 89°51'41" W	86.00'
L9	S 89°51'41" W	86.00'
L10	S 89°51'41" W	86.00'
L11	S 89°51'41" W	86.00'
L12	S 89°51'41" W	86.00'
L13	S 89°51'41" W	86.00'
L14	S 89°51'41" W	86.00'
L15	S 89°51'41" W	86.00'
L16	S 89°51'41" W	86.00'
L17	S 89°51'41" W	86.00'
L18	S 89°51'41" W	86.00'
L19	S 89°51'41" W	86.00'
L20	S 89°51'41" W	86.00'
L21	S 89°51'41" W	86.00'
L22	S 89°51'41" W	86.00'
L23	S 89°51'41" W	86.00'
L24	S 89°51'41" W	86.00'
L25	S 89°51'41" W	86.00'
L26	S 89°51'41" W	86.00'
L27	S 89°51'41" W	86.00'
L28	S 89°51'41" W	86.00'
L29	S 89°51'41" W	86.00'
L30	S 89°51'41" W	86.00'
L31	S 89°51'41" W	86.00'
L32	S 89°51'41" W	86.00'
L33	S 89°51'41" W	86.00'
L34	S 89°51'41" W	86.00'
L35	S 89°51'41" W	86.00'
L36	S 89°51'41" W	86.00'
L37	S 89°51'41" W	86.00'
L38	S 89°51'41" W	86.00'
L39	S 89°51'41" W	86.00'
L40	S 89°51'41" W	86.00'
L41	S 89°51'41" W	86.00'
L42	S 89°51'41" W	86.00'
L43	S 89°51'41" W	86.00'
L44	S 89°51'41" W	86.00'
L45	S 89°51'41" W	86.00'
L46	S 89°51'41" W	86.00'
L47	S 89°51'41" W	86.00'
L48	S 89°51'41" W	86.00'
L49	S 89°51'41" W	86.00'
L50	S 89°51'41" W	86.00'
L51	S 89°51'41" W	86.00'
L52	S 89°51'41" W	86.00'
L53	S 89°51'41" W	86.00'
L54	S 89°51'41" W	86.00'
L55	S 89°51'41" W	86.00'
L56	S 89°51'41" W	86.00'
L57	S 89°51'41" W	86.00'
L58	S 89°51'41" W	86.00'
L59	S 89°51'41" W	86.00'
L60	S 89°51'41" W	86.00'

**CURVE TABLE**

CURVE	BEARING	CHORD	CHORD BEARING
C1	S 89°51'41" W	86.00'	S 89°51'41" W
C2	S 89°51'41" W	86.00'	S 89°51'41" W
C3	S 89°51'41" W	86.00'	S 89°51'41" W
C4	S 89°51'41" W	86.00'	S 89°51'41" W
C5	S 89°51'41" W	86.00'	S 89°51'41" W
C6	S 89°51'41" W	86.00'	S 89°51'41" W
C7	S 89°51'41" W	86.00'	S 89°51'41" W
C8	S 89°51'41" W	86.00'	S 89°51'41" W
C9	S 89°51'41" W	86.00'	S 89°51'41" W
C10	S 89°51'41" W	86.00'	S 89°51'41" W
C11	S 89°51'41" W	86.00'	S 89°51'41" W
C12	S 89°51'41" W	86.00'	S 89°51'41" W
C13	S 89°51'41" W	86.00'	S 89°51'41" W
C14	S 89°51'41" W	86.00'	S 89°51'41" W
C15	S 89°51'41" W	86.00'	S 89°51'41" W
C16	S 89°51'41" W	86.00'	S 89°51'41" W
C17	S 89°51'41" W	86.00'	S 89°51'41" W
C18	S 89°51'41" W	86.00'	S 89°51'41" W
C19	S 89°51'41" W	86.00'	S 89°51'41" W
C20	S 89°51'41" W	86.00'	S 89°51'41" W
C21	S 89°51'41" W	86.00'	S 89°51'41" W
C22	S 89°51'41" W	86.00'	S 89°51'41" W
C23	S 89°51'41" W	86.00'	S 89°51'41" W
C24	S 89°51'41" W	86.00'	S 89°51'41" W
C25	S 89°51'41" W	86.00'	S 89°51'41" W
C26	S 89°51'41" W	86.00'	S 89°51'41" W
C27	S 89°51'41" W	86.00'	S 89°51'41" W
C28	S 89°51'41" W	86.00'	S 89°51'41" W
C29	S 89°51'41" W	86.00'	S 89°51'41" W
C30	S 89°51'41" W	86.00'	S 89°51'41" W
C31	S 89°51'41" W	86.00'	S 89°51'41" W
C32	S 89°51'41" W	86.00'	S 89°51'41" W
C33	S 89°51'41" W	86.00'	S 89°51'41" W
C34	S 89°51'41" W	86.00'	S 89°51'41" W
C35	S 89°51'41" W	86.00'	S 89°51'41" W
C36	S 89°51'41" W	86.00'	S 89°51'41" W
C37	S 89°51'41" W	86.00'	S 89°51'41" W
C38	S 89°51'41" W	86.00'	S 89°51'41" W
C39	S 89°51'41" W	86.00'	S 89°51'41" W
C40	S 89°51'41" W	86.00'	S 89°51'41" W
C41	S 89°51'41" W	86.00'	S 89°51'41" W
C42	S 89°51'41" W	86.00'	S 89°51'41" W
C43	S 89°51'41" W	86.00'	S 89°51'41" W
C44	S 89°51'41" W	86.00'	S 89°51'41" W
C45	S 89°51'41" W	86.00'	S 89°51'41" W
C46	S 89°51'41" W	86.00'	S 89°51'41" W
C47	S 89°51'41" W	86.00'	S 89°51'41" W
C48	S 89°51'41" W	86.00'	S 89°51'41" W
C49	S 89°51'41" W	86.00'	S 89°51'41" W
C50	S 89°51'41" W	86.00'	S 89°51'41" W
C51	S 89°51'41" W	86.00'	S 89°51'41" W
C52	S 89°51'41" W	86.00'	S 89°51'41" W
C53	S 89°51'41" W	86.00'	S 89°51'41" W
C54	S 89°51'41" W	86.00'	S 89°51'41" W
C55	S 89°51'41" W	86.00'	S 89°51'41" W
C56	S 89°51'41" W	86.00'	S 89°51'41" W
C57	S 89°51'41" W	86.00'	S 89°51'41" W
C58	S 89°51'41" W	86.00'	S 89°51'41" W
C59	S 89°51'41" W	86.00'	S 89°51'41" W
C60	S 89°51'41" W	86.00'	S 89°51'41" W



- LEGEND**
- DL INDICATES DRAINAGE LINE
  - UL INDICATES UTILITY DRAINAGE
  - BL INDICATES DRAINAGE FACILITY
  - MLL INDICATES MAJOR ROAD FACILITY
  - SLR INDICATES STATE ROAD FACILITY
  - FAC/CA INDICATES FORT BEND COUNTY OFFICIAL RECORD
  - FAC/PA INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORD
  - RAV INDICATES RIGHT-OF-WAY
  - AE INDICATES AERIAL EASEMENT
  - PAC INDICATES POINT OF BEGINNING
  - PA INDICATES POINT OF BEGINNING
  - FL INDICATES FILE NUMBER
  - BL INDICATES BOUNDARY

**FINAL PLAT OF TAMARRON SECTION 32**  
 A SUBDIVISION OF 37,545 ACRES OF LAND SITUATED IN THE J.D. VERMILION SURVEY, ABSTRACT 339, FORT BEND COUNTY, TEXAS.

140 LOTS 14 RESERVES (7,968 ACRES) 5 BLOCKS  
 JANUARY 13, 2017 JOB NO. 1931-1532F

OWNERS:  
**D.R. HORTON, LTD.**  
 A TEXAS LIMITED PARTNERSHIP  
 CHRIS LINDHORST, PRESIDENT  
 14100 SOUTHWEST FREEDAY, SUITE 500, SUGAR LAND, TEXAS 77478  
 PH: (281) 266-2100

ENGINEER/SURVEYOR:  
**LJA Engineering, Inc.**  
 2025 Briarport Drive, Suite 600, Houston, Texas 77042  
 Phone: 713.963.0700 Fax: 713.963.5025 FTS: 713-74338

CITY OF FULSHEAR  
Registration & Permit Department  
Ph: (281) 346- 1796 fax: (281) 346-2556  
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat The Market at Cross Creek Ranch - Partial Replat No.1 / Preliminary Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: 1-31-17

City Secretary

Processed  
 Returned for additional data

BY: Z. Kopf DATE: 1-19-2017

Planning Commission Review

Approved  
 Returned for additional data

PER ENGINEER'S COMMENTS, ACCESS AND TRAFFIC IMPACT ANALYSIS MUST BE UPDATED BEFORE FINAL PLAT APPROVAL (DUE TO CHANGES FROM ORIGINAL PLAT)

BY: [Signature] DATE: 3 FEB 2017

City Council Review

Approved  
 Returned for additional data

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

January 31, 2017

## Engineering Review

Preliminary Plat – The Market at Cross Creek Ranch Partial Replat No. 1  
City of Fulshear, Texas

### For Information only:

1. This replat will create two (2) Unrestricted Reserves that cover a total acreage of 13.80 acres.
2. Both Unrestricted Reserve "A" and "B" will have access to F.M. 1463 along their East boundary line through the Texas Department of Transportation's Permit Process. They will both also have access to Fulshear Bend Drive along their South boundary line.

### Recommendations:

I recommend that this Preliminary Plat of The Market at Cross Creek Ranch Partial Replat No. 1 be approved with the following items being noted:

- A) The City of Fulshear has an access ordinance that may affect these Reserves. Cross access easements will be required and should be added to the Final Plat.
- B) Since the original Reserve "C" was further subdivided, the Traffic Impact Analysis needs to be updated for the Final Plat submittal.





**CITY OF FULSHEAR**  
 PO Box 279 / 30603 FM 1093  
 Fulshear, Texas 77441  
 Phone: 281-346-1796 ~ Fax: 281-346-2556  
 www.fulsheartexas.gov

**Subdivision/Development Platting Application**

Date: 1/20/2017 Date Received by the City of Fulshear: \_\_\_\_\_

Subdivision: THE MARKET AT CROSS CREEK RANCH PARTIAL REPLAT NO 1 Development: CROSS CREEK RANCH

**SUBMITTAL OF PLAT: (Check Appropriate Selection)**

Preliminary  Final  Short Form Final  
 Replat  Vacation Plat  Admin. (Minor) Plat  
 Amending Plat

**TYPE OF PLAT: (Check Appropriate Selection)**

Single-Family Residential  Zero Lot Line/ Patio Home  Multi-Family Residential  
 Planned Development  Commercial  Industrial

Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

Legal Description: 13.80 Acres located in the J.W. Scott Survey, Abstract No. 321

Variance:  Yes (Attach a Copy of Approval Letter)  No

Total Acreage: 13.80  
 Number of Streets: 0  
 Number of Lots: 0  
 Number and Types of Reserves: 2  
 Total Acres in Reserve: 13.80

Owner: HEB GROCERY COMPANY, LP  
 Address: 646 SOUTH FLORES STREET  
 City/State: SAN ANTONIO, TX 78204  
 Telephone: 210-938-8357  
 Email Address: tdevillier@bgeinc.com

Engineer/Planner: BGE INC.  
 Contact Person: TREY DEVILLIER  
 Telephone: 713-488-8204  
 Fax Number: 281-558-9701  
 Email Address: tdevillier@bgeinc.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b>	<b>\$672.50</b>
Park Fees (due at Final Plat Application)	_____

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

  
 SIGNATURE

TREY DEVILLIER  
 TYPED OR PRINTED NAME/TITLE

1/20/2017  
 DATE

## Kimberly Kopecky

---

**From:** Diana Offord  
**Sent:** Thursday, February 02, 2017 10:31 AM  
**To:** Kimberly Kopecky  
**Subject:** FW: THE MARKET AT CROSS CREEK RANCH PARTIAL REPLAT NO 1 - PRELIMINARY PLAT - COMMENTS RESPONSE LETTER  
**Attachments:** 2017-2-1\_THE MARKET AT CCR PARTIAL REPLAT 1\_PRELIM PLAT COMM RESP LTR\_scan.pdf

---

**From:** Trey DeVillier [mailto:TDeVillier@bgeinc.com]  
**Sent:** Wednesday, February 01, 2017 5:08 PM  
**To:** David Leyendecker (davidleyen@aol.com)  
**Cc:** Diana Offord; Sharon Valiante; Michelle Killebrew; CJ Snipes; Gerald Grissom; Benton Schmaltz  
**Subject:** THE MARKET AT CROSS CREEK RANCH PARTIAL REPLAT NO 1 - PRELIMINARY PLAT - COMMENTS RESPONSE LETTER

Mr. Leyendecker,

Please find attached comment response for the subject plat. Please contact me if you have any questions or require any additional information.

Thank you.

**Trey DeVillier | Platting Technician**

BGE, Inc.  
10777 Westheimer, Suite 400  
Houston, Texas 77042  
Tel: 281-558-8700 x8204  
Direct: 713-488-8204  
Fax: 281-558-9701  
[tdevillier@bgeinc.com](mailto:tdevillier@bgeinc.com)  
[www.bgeinc.com](http://www.bgeinc.com)



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**Disclaimer:** My e-mail address has changed! Please update your contacts with my new [@bgeinc.com](mailto:@bgeinc.com) address.



February 1, 2017

Clay & Leyendecker, Inc.  
Attn: Mr. David Leyendecker  
1350 Avenue D  
Katy, Texas 77493

*Sent via email*

Re: THE MARKET AT CROSS CREEK RANCH PARTIAL REPLAT NO 1 -- Response to Preliminary Plat Comments

Dear Mr. Leyendecker:

Below is our itemized list of responses to the Engineering Review comments, dated January 31 2017, regarding the above referenced plat. If you have any questions, or require any additional information, please do not hesitate to call.

**A. The City of Fulshear has an access ordinance that may affect these Reserves. Cross access easements will be required and should be added to the Final Plat.**

*RESPONSE: Understood. We will review the ordinance and apply as needed.*

**B. Since the original Reserve "C" was further subdivided, the Traffic Impact Analysis needs to be updated for the Final Plat submittal.**

*RESPONSE: TIA is based on the proposed use/development which has not changed since it was approved on March 27, 2015.*

Sincerely,

A handwritten signature in black ink, appearing to read 'Trey DeVillier', is written over the typed name.

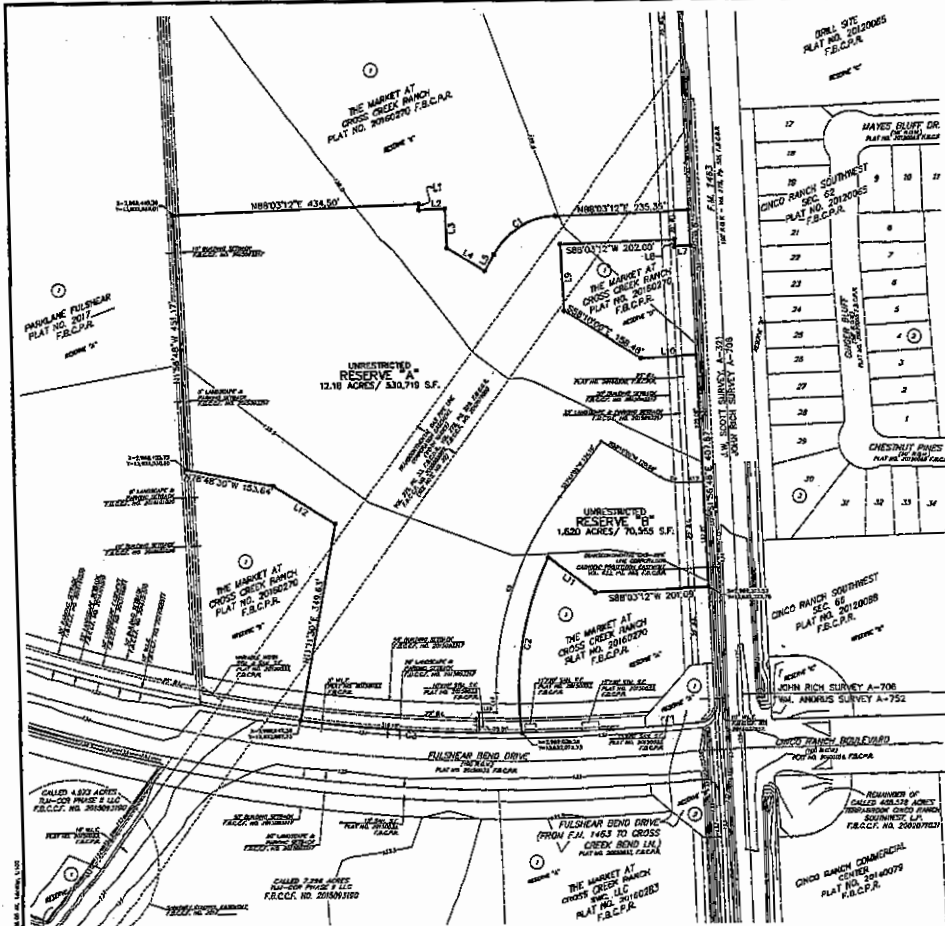
Trey DeVillier  
Platting Tech

cc: D. Offord, City Secretary  
Sharon Valiante, Director of Public Works  
Michelle Killebrew, Building Official  
CJ Snipes, City Manager

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BGE, Inc. • 10777 Westheimer Road, Suite 400 • Houston, Texas 77042 • 281-558-8700 • www.bgeinc.com





DESCRIPTION OF A 13.80 ACRE TRACT OF LAND SITUATED IN THE J.W. SCOTT SURVEY, ABSTRACT NO. 321 FORT BEND COUNTY, TEXAS  
 IN THE J.W. SCOTT SURVEY, ABSTRACT NO. 321 FORT BEND COUNTY, TEXAS

BEING a 13.80 acre tract of land situated in the J.W. Scott Survey, Abstract No. 321 of Fort Bend County, Texas and being all of Unrestricted Reserve "A" of the MARKET AT CROSS CREEK RANCH, a subdivision per plat recorded under Plat Number 20160270 of the Fort Bend County Plat Records (F.B.C.P.R.), said 13.80 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped "Dram & Coy" found for the common west Easterly-Southeast corner of said Reserve "A" and the herein described tract, some being the Northeast corner of Unrestricted Reserve "A" of said THE MARKET AT CROSS CREEK RANCH, right-of-way line of F.B. 1463 (125 feet wide) recorded under Volume 279, Page 125 of the Fort Bend County Plat Records;

THENCE, along and with the perimeter of said Reserve "A", the following courses and distances:

S 89° 02' 15" W, a distance of 201.99 feet along and with the North line of said Reserve "A" to a 1/2-inch iron pipe with cap stamped "Dram & Coy" found for the common interior corner of said Reserve "A" and the herein described tract;

N 53° 07' 54" W, a distance of 102.25 feet continuing along and with the North line of said Reserve "A" to a 1/2-inch iron pipe with cap stamped "Dram & Coy" found for the Northeast corner of said Reserve "A" and the herein described tract;

In a westerly direction, along said curve to the left and along and with the West line of said Reserve "A" a distance of 324.43 feet, being a radius of 362.07 feet, a central angle of 32° 14' 48" and a chord which bears S 25° 41' 23" W, 216.04 feet to a 1/2-inch iron pipe with cap stamped "Dram & Coy" found for the common west Easterly-Southeast corner of said Reserve "A" and the herein described tract, lying on the North right-of-way line of Fulshear Bend Drive (100 feet wide) as shown on FULSHEAR BEND DRIVE (FROM F.B. 1463 TO CROSS CREEK RANCH), a subdivision per plat recorded under Plat No. 20160270 of the F.B.C.P.R., some being the beginning of a non-tangent curve to the right from which its center bears S 03° 30' 21" E, 545.07 feet;

In a westerly direction, along said curve to the left and along and with the West line of said Reserve "A" a distance of 291.99 feet, being a radius of 3,052.00 feet, a central angle of 03° 30' 48" and a chord which bears N 89° 30' 15" W, 291.70 feet to a 1/2-inch iron pipe with cap stamped "Dram & Coy" found for the common west Easterly-Southeast corner of said Reserve "A" and the herein described tract, lying on the North right-of-way line of Fulshear Bend Drive (100 feet wide) as shown on FULSHEAR BEND DRIVE (FROM F.B. 1463 TO CROSS CREEK RANCH), a subdivision per plat recorded under Plat No. 20160270 of the F.B.C.P.R., some being the beginning of a non-tangent curve to the right from which its center bears N 90° 06' 25" W, 1,302.00 feet;

In a westerly direction, along said curve to the right and along and with the North right-of-way line of said Fulshear Bend Drive, a distance of 291.99 feet, being a radius of 3,052.00 feet, a central angle of 03° 30' 48" and a chord which bears N 89° 30' 15" W, 291.70 feet to a 1/2-inch iron pipe with cap stamped "Dram & Coy" found for the common west Easterly-Southeast corner of said Reserve "A" and the herein described tract, lying on the North right-of-way line of Fulshear Bend Drive (100 feet wide) as shown on FULSHEAR BEND DRIVE (FROM F.B. 1463 TO CROSS CREEK RANCH), a subdivision per plat recorded under Plat No. 20160270 of the F.B.C.P.R., some being the beginning of a non-tangent curve to the right from which its center bears N 90° 06' 25" W, 1,302.00 feet;

N 11° 11' 20" E, a distance of 340.83 feet along and with the East line of said Reserve "A" to a 1/2-inch iron pipe with cap stamped "Dram & Coy" found for the Northeast corner of said Reserve "A" and the herein described tract;

N 89° 30' 15" W, a distance of 126.27 feet along and with the North line of said Reserve "A" to a 1/2-inch iron pipe with cap stamped "Dram & Coy" found for corner;

N 22° 46' 30" W, a distance of 153.84 feet continuing along and with the North line of said Reserve "A" to a 1/2-inch iron pipe with cap stamped "Dram & Coy" found for the common west Easterly-Southeast corner of said Reserve "A" and the herein described tract, some being the Northeast corner of said Reserve "A" and the herein described tract, lying on the East line of a utility 25.00 acre tract of land described in an Instrument, to GDR 21, LLC recorded under Fort Bend County Clerk's File Number 2013149882;

N 01° 30' 48" W, a distance of 461.17 feet along and with the East line of said 25.00 acre tract to a 1/2-inch iron pipe with cap stamped "Dram & Coy" found for the common west Easterly-Southeast corner of said Reserve "A" and the herein described tract, some being the Southwest corner of Unrestricted Reserve "A" of said THE MARKET AT CROSS CREEK RANCH;

THENCE, continuing along and with the North line of said Reserve "A", some being the South line of said Reserve "A", the following courses and distances:

N 01° 07' 12" E, a distance of 434.50 feet to a 1/2-inch iron pipe with cap stamped "Dram & Coy" found for corner;

S 01° 00' 48" E, a distance of 16.21 feet to a 1/2-inch iron pipe with cap stamped "Dram & Coy" found for corner;

N 66° 02' 18" E, a distance of 43.99 feet to a 1/2-inch iron pipe with cap stamped "Dram & Coy" found for corner;

N 01° 58' 40" E, a distance of 70.20 feet to a 1/2-inch iron pipe with cap stamped "Dram & Coy" found for corner;

S 58° 10' 00" E, a distance of 77.21 feet to a 1/2-inch iron pipe with cap stamped "Dram & Coy" found for corner;

N 39° 30' 00" E, a distance of 33.22 feet to a 1/2-inch iron pipe with cap stamped "Dram & Coy" found for the beginning of a non-tangent curve to the right from which its center bears S 61° 23' 25" E, 188.03 feet;

In a northeasterly direction, along said curve to the right, a distance of 131.87 feet, being a radius of 320.50 feet, a central angle of 02° 09' 37" and a chord which bears S 09° 19' 26" E, 121.81 feet to a 1/2-inch iron pipe with cap stamped "Dram & Coy" found for corner;

N 02° 03' 12" E, a distance of 293.23 feet to a 1/2-inch iron pipe with cap stamped "Dram & Coy" found for the common west Easterly-Southeast corner of said Reserve "A" and the herein described tract, some being the Southwest corner of said Reserve "A" and the herein described tract, lying on the West right-of-way line of said F.B. 1463;

THENCE, continuing along and with the perimeter of said Reserve "A", the following courses and distances:

S 01° 07' 48" E, a distance of 84.00 feet along and with the West right-of-way line of said F.B. 1463 to a 1/2-inch iron pipe with cap stamped "Dram & Coy" found for the common Southeast corner of said Reserve "A" and the herein described tract, some being the most Easterly Northeast corner of Unrestricted Reserve "A" of said THE MARKET AT CROSS CREEK RANCH;

N 80° 13' 15" W, a distance of 25.30 feet along and with the North line of said Reserve "A" to a 1/2-inch iron pipe with cap stamped "Dram & Coy" found for corner;

N 01° 07' 48" E, a distance of 12.24 feet continuing along and with the North line of said Reserve "A" to a 1/2-inch iron pipe with cap stamped "Dram & Coy" found for the most Northerly Northeast corner of said Reserve "A";

S 89° 03' 15" W, a distance of 332.00 feet continuing along and with the North line of said Reserve "A" to a 1/2-inch iron pipe with cap stamped "Dram & Coy" found for the most Northerly Northeast corner of said Reserve "A", some being a common interior corner of said Reserve "A" and the herein described tract;

S 01° 15' 48" E, a distance of 117.78 feet along and with the West line of said Reserve "A" to a 1/2-inch iron pipe with cap stamped "Dram & Coy" found for the most Easterly-Southeast corner of said Reserve "A";

S 38° 10' 20" E, a distance of 454.48 feet along and with the Southeast line of said Reserve "A" to a 1/2-inch iron pipe with cap stamped "Dram & Coy" found for the most Southerly-Southeast corner of said Reserve "A";

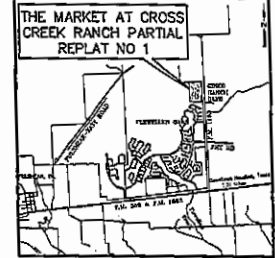
N 89° 03' 15" W, a distance of 87.79 feet along and with the South line of said Reserve "A" to a 1/2-inch iron pipe with cap stamped "Dram & Coy" found for the Southwest corner of said Reserve "A", some being a common Northeast corner of said Reserve "A" and the herein described tract, lying on the West right-of-way line of said F.B. 1463;

S 01° 07' 48" E, a distance of 407.92 feet along and with the West right-of-way line of said F.B. 1463 to the POINT OF BEGINNING and containing 13.80 acres (360,274 square feet) of land.

Bearing orientation is based on the Town Chronicle Spine, South Central Zone 4204, MAG-8D and is referenced to monuments found along the perimeter of Unrestricted Reserve "A" as a true meridian.

GENERAL NOTES

- "D.L.C." indicates "Utility Easement".
- "B.L." indicates "Beltway Line".
- "M.L.C." indicates "Master Line Easement".
- "W.A.L.C." indicates "Water Meter Easement".
- "F.A.L.C." indicates "Fire Hydrant Easement".
- "S.M.S.C." indicates "Sanitary Sewer Easement".
- "S.W.S.C." indicates "Storm Sewer Easement".
- "D.L.C." indicates "Drainage Easement".
- "A.L.C." indicates "Aerial Easement".
- "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
- "F.B.C.P.R." indicates "Fort Bend County Plat Records".
- "F.B.C.D.A." indicates "Fort Bend County Deed Abstract".
- "F.B.C.D.A." indicates "Fort Bend County Deed Abstract".
- The copyright and other notices on Town Soil Control Zone No. 4204 State Plane Grid Coordinates (2003) and may be brought to surface by multiplying by the following conversion factor 1.0001427.
- Bearing orientation is based on the Town Chronicle Spine, South Central Zone 4204, MAG-8D and is referenced to monuments found along the west right-of-way line of F.B. 1463 and the west line of a collar 25.00 acre tract as sites herein.
- The platline statements within the boundaries of the subject tract are based on the title research provided per City Planning Letter # 2017, whose herein.
- The property line in the Unrestricted Reserve "A" (areas determined to be outside the 300 year flood plain) as depicted on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, File Number 401573030A, Revised April 2, 2014.
- Found 1/2-inch iron pipe (S&T G.O.) of cap stamped "Dram & Coy" at all plat boundary corners unless otherwise noted.
- All of the property subdivided in the foregoing plat is within the Incorporated Boundaries of the City of Fulshear, Texas.
- The Unrestricted Reserve Easement Corporation herein is subject to Consent to Use Easement Area described in Instrumental filed for record under Fort Bend County Clerk's File No. 201563268, 200903129, 200812103, 200611126, 200504193, 201012182, 201002182, 201119509-2011922, 201041209 and 201019193 per City Planning Letter provided by Sid Republic entitled "Title Insurance Company, File No. 10757616, Dated August 26, 2016.
- Any monuments shown on this plat created by separate Instrument continue to be governed by the terms of those Instruments and are only indicated in the public to intent set forth in said separate Instrument.



LINE DATA			LINE DATA			CURVE DATA					
NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE	NUMBER	RADIUS	DELTA ANGLE AND DISTANCE	CHORD BEARING	CHORD DISTANCE	
L1	S78°48'E	19.27	L1	S78°48'E	19.27	C1	120.00	58°07'2"	124.87	N 89°15'2" E	126.81
L2	N89°02'15"W	43.99	L2	N89°02'15"W	43.99	C2	348.00	32°14'48"	314.47	S 25°41'23" W	316.04
L3	S78°46'30"W	70.20	L3	N89°03'15"W	102.25	C3	392.00	03°30'48"	384.97	N 89°30'15" W	385.00
L4	S29°15'48"E	77.21	L4	N89°06'25"W	131.87	C4	6.00	37°04'1"	41.17	S 78°23'4" E	41.49
L5	N89°03'15"W	33.22	L5	S89°03'15"W	33.22	C5	364.00	37°02'1"	366.26	S 18°15'47" W	366.24
L6	S78°46'30"E	84.00	L6	S89°03'15"W	30.47						
L7	S89°03'15"W	87.79	L7	S78°46'30"E	30.47						
L8	N89°04'18"E	15.84	L8	S78°46'30"E	34.79						

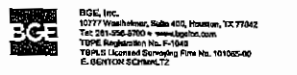
# THE MARKET AT CROSS CREEK RANCH PARTIAL REPLAT NO 1

A SUBDIVISION OF 13.80 ACRES OF LAND LOCATED IN THE J.W. SCOTT SURVEY, ABSTRACT 321 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS ALSO BEING A PARTIAL REPLAT OF THE MARKET AT CROSS CREEK RANCH RECORDED AT PLAT NO. 20160270, F.B.C.P.R.

REASON FOR REPLAT:  
 TO CREATE 2 UNRESTRICTED RESERVES

LOTS: 0 RESERVES: 2 BLOCKS: 1  
 SCALE: 1"=100' DATE: JANUARY, 2017

OWNER: LAND PLANNER: DRAFTER: SURVEYOR: RECORDING AGENT:  
 HEB GRODCHY COMPANY, LP DOR JERRY R. GIBNEY & ASSOCIATES, INC.  
 646 SOUTH RUSSELL STREET 3209 CROSS CREEK BLVD., 6A-20  
 SAN ANTONIO, TX 78204 BAY, TEXAS 77884  
 (512) 336-2237 (501) 079-0264  
 TERRY A. PLUMB KATHRYN EDWARDS



CITY OF FULSHEAR  
Registration & Permit Department  
Ph: (281) 346- 1796 fax: (281) 346-2556  
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Katy ISD Elementary School No. 41 / Preliminary Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

City Secretary

Processed  
 Returned for additional data

BY: JC Kemp DATE: 1-20-2017

Planning Commission Review

Approved  
 Returned for additional data

PER ENGINEER'S COMMENTS

BY: APeme DATE: 3 FEB 2017

City Council Review

Approved  
 Returned for additional data

BY: \_\_\_\_\_ DATE: \_\_\_\_\_



January 31, 2017

## Engineering Review

Preliminary Plat – Katy Independent School District – Elementary School No. 41  
City of Fulshear, Texas

### For Information only:

1. This plat will create one (1) Restricted Reserve (14.008 Acres) that is restricted to School and related use.
2. The school tract will have access to Creek Falls Drive along its East boundary line and to Cross Creek Bend Lane along its South boundary line. Both streets are shown on the plat as being platted but are also shown unimproved.
3. At the time of Final Platting, a Traffic Impact Analysis Study will be required for the school tract.
4. This Reserve straddles the old right-of-way for Katy-Fulshear Road along its Southeast corner.

### Recommendations:

I recommend that this Preliminary Plat of Katy Independent School District Elementary School No. 41 be approved with the following items being addressed:

- A) The name of the mayor needs to be updated to the current mayor Jeff Roberts.
- B) A note needs to be added to the face of the plat that this reserve is completely contained in the City Limits of the City of Fulshear.
- C) The Vicinity Map needs to be updated to show the streets in Cross Creek Ranch that serve this Reserve.





Incorporated 1977

# City of Fulshear

PH: 281-346-1796 FAX: 281-346-2556 -- P.O. Box 279/30603 FM 1093 Fulshear, TX 77441

## Subdivision/Development Platting Application

Date: 1/16/17

Subdivision: Katy ISD Elementary School No. 41 Development: \_\_\_\_\_

Name Submitted As	Type of Submittal	Date Approved
<b>SUBMITTAL OF PLAT: (Check Appropriate Selection)</b>		
<input type="checkbox"/> Land Plan/Conceptual	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Revised Preliminary
<input type="checkbox"/> Final	<input type="checkbox"/> Revised Final	<input type="checkbox"/> Short Form Final
<input type="checkbox"/> Replat	<input type="checkbox"/> Vacation Plat	<input type="checkbox"/> Admin. (Minor) Plat
<input type="checkbox"/> Amending Plat	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Street Dedication

### TYPE OF PLAT: (Check Appropriate Selection)

<input type="checkbox"/> Single-Family Residential	<input type="checkbox"/> Zero Lot Line/ Patio Home	<input type="checkbox"/> Commercial/Industrial
<input type="checkbox"/> Multi-Family Residential	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Building/Office

Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

Legal Description: 14.008 Acres out of the A.G. Sharpless Survey, Abstract No 322 City of Fulshear, Fort Bend County, Texas

Variance Request:  None Requested  Yes - Attached  Previously Approved  Approved

Total Acreage: 14.008  
 Number of Streets: 0  
 Number of Lots: 0  
 Typical Lot Size(ie 80x120): \_\_\_\_\_  
 Number and Types of Reserves: 1 Restricted Reserve  
 Total Acres in Reserve: 14.008

Owner: Katy Independent School District  
 Address: 6301 South Stadium Lane  
 City/State: Katy, Texas 77494  
 Telephone: 281-369-6000

Engineer/Planner: West Belt Surveying, Inc.  
 Contact Person: Abraham Nimroozi  
 Telephone: 281-902-3179  
 Fax Number: 281-492-6026  
 Email Address: abrahimn@westbeltsurveying.com

**Platting Fees**

X\$350.00 = \_\_\_\_\_ -Per Plat Fee

X\$ .50 = \_\_\_\_\_ -Per Lot Fee

X\$ 2.00 = \_\_\_\_\_ -Per Acre Fee

\*For multiple dwelling areas, commercial and/or industrial districts and other areas not subdivided into lots

X\$350.00 = \_\_\_\_\_ - Plan Review

X\$450.00 = \_\_\_\_\_ -Per lot or Dwelling Unit (Final Plats only)

TOTAL PLATTING FEE \_\_\_\_\_

**TOTAL \$ 675.10**

(wrong form printed)

*KL*

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application

_____ SIGNATURE	Abraham Nimroozi TYPED OR PRINTED NAME/TITLE	1/20/17 DATE
--------------------	---	-----------------

REC'D JAN 20 2017

**TEXAS ABSTRACT SERVICES  
167 Pine Post Cove  
Driftwood, Texas 78619**

**CITY PLANNING LETTER**

December 14, 2016

Control No. 20350

Mr. Abraham Nimroozi  
West Belt Surveying, Inc.  
21020 Park Row  
Katy, Texas 77449-5020

**RE: Katy ISD Elementary School No. 41  
Job No. #S528-0055B**

**SUBJECT PROPERTY:** A tract of land containing 14.01 acres, more or less, in the A. G. Sharpless Survey, Abstract No. 322, Fort Bend County, Texas and being more particularly described in Special Warranty Deed recorded under Clerk's File No. 2016117517.

Dear Mr. Nimroozi:

At your request, we have searched the records of the County Clerk of Fort Bend County, Texas, pertaining to the property referenced above and have determined the following:

**OWNERSHIP:** Katy Independent School District, by Special Warranty Deed dated October 19, 2016, recorded under Clerk's File Nos. 2016117517 and 2016117736.

**RESTRICTIONS:** Restrictive covenants set out in instruments recorded under Clerk's File Nos. 2005003096, 2008039552, 2009026093, 2010127400, 2011070465, 2012016789, 2012038962, 2016117516 and 2016117735.

**LIENS:** None of record.

**INVOLUNTARY LIENS:** None of record.

**EASEMENTS:** Unobstructed easement seven (7) feet wide, together with unobstructed aerial easement eight (8) wide, from a plane of sixteen (16) feet above the ground and extending upward, located on the east side of and adjoining said easement, also an unobstructed easement fourteen (14) feet wide, together with unobstructed aerial easement seven feet six inches (7'-6") wide, from a plane of sixteen (16) feet above the ground and extending upward, located on the south side of and adjoining said easement, dated February 3, 2016, granted to the CenterPoint Energy Houston Electric, LLC, recorded under Clerk's File No. 2016019020.

continued

Unobstructed easement seven (7) feet wide, together with unobstructed aerial easement eight (8) feet wide, from a plane of sixteen (16) feet above the ground and extending upward, located on the west side of and adjoining said easement dated February 17, 2016, granted to the CenterPoint Energy Houston Electric, LLC, recorded under Clerk's File No. 2016019019.

Unobstructed easement seven (7) feet wide, together with unobstructed aerial easement eight (8) feet wide, from a plane of sixteen (16) feet above the ground and extending upward, located on the east side of and adjoining said easement, also an unobstructed easement fourteen (14) feet wide, together with unobstructed aerial easement seven feet six inches (7'-6") wide, from a plane of sixteen (16) feet above the ground and extending upward, located on the south side of and adjoining said easement, dated February 3, 2016, granted to the CenterPoint Energy Houston Electric, LLC, recorded under Clerk's File No. 2016019524.

Unobstructed easement seven (7) feet wide, together with unobstructed aerial easement eight (8) feet wide, from a plane of sixteen (16) feet above the ground and extending upward, located on the west side of and adjoining said easement dated February 17, 2016, granted to the CenterPoint Energy Houston Electric, LLC, recorded under Clerk's File No. 2016019525.

Unobstructed aerial easement seven (7) feet wide, together with an aerial easement eight (8) feet wide, from a plane of sixteen (16) feet above the ground and extending upward, located on the east side of and adjoining said easement, also an unobstructed easement fourteen (14) feet wide, together with unobstructed aerial easement seven feet six inches (7'-6") wide, from a plane of sixteen (16) feet above the ground and extending upward, located on the south side of and adjoining said easement, dated August 15, 2016, dedicated to the public utilities, recorded under Clerk's File No. 2016093400.

Unobstructed aerial easement seven (7) feet wide, together with an aerial easement eight (8) feet wide, from a plane of sixteen (16) feet above the ground and extending upward, located on the east side of and adjoining said easement, also an unobstructed easement fourteen (14) feet wide, together with unobstructed aerial easement seven feet six inches (7'-6") wide, from a plane of sixteen (16) feet above the ground and extending upward, located on the south side of and adjoining said easement, dated August 15, 2016, dedicated to the public utilities, recorded under Clerk's File No. 2016094554.

continued

Perpetual non-exclusive easement for landscaping purposes over the southern thirty (30) feet of the subject property as it extends along Cross Creek Bend Drive, and the eastern thirty (30) foot portion of the subject property, as granted to Cross Creek Ranch Commercial Association, Inc. as set out and described in Special Warranty Deed dated October 19, 2016, recorded under Clerk's File Nos. 2016117517 and 2016117736.

**OTHER:**

Memorandum Of Development Agreement dated December 19, 2006, executed by the City Of Fulshear, Texas, recorded under Clerk's File No. 2007001836.

Waiver Of Special Appraisal For The Benefit Of Fort Bend County Municipal Utility District No. 173, dated December 21, 2010, executed by Trendmaker Homes, Inc. and S. G. Partners, LP, recorded under Clerk's File No. 2011008641.

Memorandum Of Preferential Purchase Right Agreement dated April 12, 2012, executed by CCR Texas Holdings, LP and Trendmaker Homes, Inc., recorded under Clerk's File No. 2012038961.

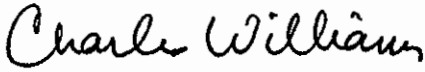
Right Of First Opportunity Agreement dated October 19, 2016, executed by CCR Texas Holdings, LP, and Katy Independent School District, recorded under Clerk's File Nos. 2016117518 and 2016117737.

Order Designating Underground Water Reservoir Subdivision dated January 11, 1957, executed by the Office Of The Board Of Water Engineers, recorded in Volume 1, Page 85, Water Permit Records.

The liability of TEXAS ABSTRACT SERVICES for mistakes or errors is hereby limited to the cost of this certificate.

Certified through December 9, 2016.

TEXAS ABSTRACT SERVICES

  
Charles Williams (JML)

14.008 ACRES  
610,195 SQUARE FEET  
A. G. SHARPLESS SURVEY,  
ABSTRACT NO. 322  
FORT BEND COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 14.008 acre (610,195 square foot) tract of land located in the A. G. Sharpless Survey, Abstract Number 322, Fort Bend County, Texas and said 14.008 acre tract of land being all a called 14.01 acre tract conveyed to Katy Independent School District, recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. Nos.) 2016117517 and 2016117736, said 14.008 acre tract being more particularly described by metes and bounds as follows: (The bearings described herein are oriented to the Texas Coordinate System, South Central Zone, NAD 1983.)

BEGINNING at a 5/8-inch iron rod set with an orange plastic cap stamped "West Belt Surveying Inc" marking the southerly end of the curved cut-back at the intersection of the northerly Right-of-Way (R.O.W.) line of unimproved Cross Creek Bend Land (based on a width of 70 feet) as recorded in Plat No. 20160238 Fort Bend County Plat Records (F.B.C.P.R.) and the westerly R.O.W. line of unimproved Creek Falls Drive (based on a width of 60 feet) as recorded in Plat No. 20160238 F.B.C.P.R. and the most southerly southeast corner of said called 14.01 acre tract and the herein described tract;

THENCE, South 81 degrees 13 minutes 35 seconds West, along the northerly R.O.W. line of said unimproved Cross Creek Bend Lane, a distance of 168.76 feet, to a 5/8-inch iron rod set with an orange plastic cap stamped "West Belt Surveying Inc" marking the beginning of a tangent curve to the left and a southerly corner of the herein described tract;

THENCE, in a southwesterly direction, continuing along the northerly R.O.W. line of said unimproved Cross Creek Bend Lane and said curve to the left having a radius of 2,035.00 feet, a central angle of 22 degrees 44 minutes 01 seconds (chord bears South 69 degrees 51 minutes 35 seconds West, 802.15 feet) and an arc distance of 807.44 feet to a 5/8-inch iron rod set with an orange plastic cap stamped "West Belt Surveying Inc" marking the most southerly southwest corner of said called 14.01 acre tract and the herein described tract;

THENCE, North 31 degrees 30 minutes 26 seconds West, departing said northerly R.O.W. line of said unimproved Cross Creek Bend Lane, a distance of 18.74 feet, to a 5/8-inch iron rod found marking the southeast corner of a called 30.53 acre tract described in the deed to DR Horton Texas, recorded under F.B.C.C.F. No. 2013000056, and the most northerly southwest corner of said called 14.01 acre tract and the herein described tract;

THENCE, North 01 degrees 57 minutes 48 seconds West, along the common east line of said 30.53 acre tract, a distance of 768.23 feet, to a 1/2-inch iron rod found with plastic cap stamped "Brown & Gay" in the east line of said 30.53 acre tract, marking the northwest corner of said called 14.01 acre tract and the northwest corner of the herein described tract;

THENCE, North 81 degrees 13 minutes 35 seconds East, along the north line of said 14.01 acre tract, a distance of 845.07 feet, to the westerly R.O.W. line of aforesaid unimproved Creek Falls Drive, the northeast corner of said called 14.01 acre tract and the herein described tract, from which a bent 1/2-inch iron rod found bears, south 19 degrees 47 minutes east, 0.16 feet;



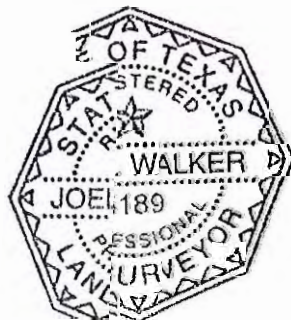
THENCE, South 15 degrees 45 minutes 09 seconds East, along the westerly R.O.W. line of said unimproved Creek Falls Drive, a distance of 313.91 feet, to beginning of a tangent curve to the right along a easterly line of the herein described tract, from which a 1/2-inch iron pipe found with a plastic cap stamped "Brown & Gay" bears, north 05 degrees 06 minutes west, 0.13 feet;

THENCE, in a southeasterly direction, continuing along the westerly R.O.W. line of said unimproved Creek Falls Drive, and said curve to the right having a radius of 1,770.00 feet, a central angle of 6 degrees 58 minutes 44 seconds (chord bears South 12 degrees 15 minutes 47 seconds East, 215.46 feet) and an arc distance of 215.59 feet to a 5/8-inch iron rod set with an orange plastic cap stamped "West Belt Surveying Inc" marking the end of said curve;

THENCE, South 08 degrees 46 minutes 25 seconds East, continuing along the westerly R.O.W. line of said unimproved Creek Falls Drive, a distance of 70.36 feet, to a 1/2-inch iron pipe found with a plastic cap stamped "Brown & Gay" marking the most northerly end of aforesaid curved cut-back and the most northerly southwest corner of aforesaid called 14.01 acre tract and the herein described tract;

THENCE, in a southwesterly direction, continuing along said curved cut-back being the westerly R.O.W. line of said unimproved Creek Falls Drive, and said curve to the right having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds (chord bears South 36 degrees 13 minutes 35 seconds West, 35.36 feet) and an arc distance of 39.27 feet, to the POINT OF BEGINNING and containing an area of 14.008 acres (610,195 square feet) of land.

West Belt Surveying, Inc.  
Certified Firm No. 10073800  
21020 Park Row  
Katy, Texas 77449  
(281) 599-8288



*Joel D. Walker*  
Joel D. Walker      Date: 01/19/17  
Texas Registration No. 5189

# Phase I Environmental Site Assessment

Proposed Elementary School  
Cross Creek Ranch Development  
Katy-Fulshear Road  
Katy, Fort Bend County, Texas

June 23, 2016

Terracon Project No. 92167427



**Prepared for:**  
Katy ISD  
Katy, Texas

**Prepared by:**  
Terracon Consultants, Inc.  
Houston, Texas

[terracon.com](http://terracon.com)

**Terracon**

Environmental



Facilities



Geotechnical



Materials



June 23, 2016



Katy ISD  
6301 S. Stadium Lane  
Katy, Texas 77492

Attn: Ms. Donita Meadows  
P: (281) 396-2307  
E: donitameadows@katyisd.org

Re: Phase I Environmental Site Assessment  
Proposed Elementary School  
Cross Creek Ranch Development  
Katy-Fulshear Road  
Katy, Fort Bend County, Texas  
Terracon Project No. 92167427

Dear Ms. Meadows:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced site. This assessment was performed in accordance with Terracon Proposal No. P92167427 dated May 10, 2016.

We appreciate the opportunity to be of service to you on this project. In addition to Phase I services, our professionals provide geotechnical, environmental, construction materials, and facilities services on a wide variety of projects locally, regionally and nationally. For more detailed information on all of Terracon's services please visit our website at [www.terracon.com](http://www.terracon.com). If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,  
**Terracon Consultants, Inc.**

**DRAFT**

Jordan C. Morgan  
Field Environmental Scientist

**DRAFT**

Christina Rosilez  
ESA Group Manager

**DRAFT**

Thomas R. Martens, P.G.  
Senior Principal

Attachments

Terracon Consultants Inc. 11555 Clay Road Suite 100 Houston, TX 77043

P 713-690-8989 F 713-690-8787 [terracon.com](http://terracon.com)



**Environmental**



**Facilities**



**Geotechnical**



**Materials**



October 17, 2016

Mr. Michael Winkler  
Consolidated Property Advisors, Ltd.  
3003 West Alabama  
Houston, Texas 77098

Re: Capacity Letter for Proposed KISD Elementary School Tract  
Fort Bend County Municipal Utility District No. 169 and  
Fort Bend County Municipal Utility District No. 173 (the "Districts")  
BGE Job No. 61-11

Dear Mr. Winkler:

The Districts have received your request for a capacity commitment letter for 12,000 gallons per day of average daily flow for water and 9,000 gallons per day of average daily flow for sanitary sewer to serve the approximately 14 acre proposed KISD Elementary School located at the intersection of Creek Falls Drive and Cross Creek Bend Lane.

The system has adequate capacity available and the request will be presented to the Districts at their upcoming meetings.

Thank you for your inquiry. Should you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink that reads "Karena Hauter". The signature is written in a cursive style.

Karena Hauter, P.E.  
Engineer for the District

cc: Alex Garcia – Allen Boone Humphries Robinson, LLP  
Ryan Harper – Allen Boone Humphries Robinson, LLP



January 12, 2017

City of Fulshear  
30603 FM 1093  
Fulshear, TX 77441

**Re: Katy Independent School District Elementary School District No. 41**

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated January 2017.

At this time, CenterPoint Energy has no objection associated with the general layout and utility easements as exhibited on said plat.

In cases where utility easements are overlapping with drainage or other specific or pre-existing easements, CenterPoint Energy will require exclusive easements.

Upon completion of CenterPoint Energy's facility designs, dedicated utility easements may be determined inadequate by CenterPoint Energy. In these cases, the developer, his successors or assigns, will be required to provide CenterPoint Energy with exclusive easements.

This letter does not give consent to any encroachments, abandonments of pre-existing easements, roads, alleys or street right-of-ways. Abandonment of any of the above requires a formal review, consent and closure process.

If there are any questions, please contact Frankie Touchy at 713.207.5783.

Sincerely,

A handwritten signature in black ink that reads "Frankie Touchy". The signature is written in a cursive, slightly slanted style.

Frankie Touchy  
Associate Right of Way AGENT

C: Abraham Nimroozi [AbrahamN@westbeltsurveying.com](mailto:AbrahamN@westbeltsurveying.com)

PLR17.021



4610 Riverstone Blvd • Suite 200  
Missouri City, Texas 77459  
(281) 778-6250

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December 29, 2016

West Belt Surveying, Inc  
21020 Park Row  
Katy, Texas 77449  
Attention: Mr. Abraham Nimroozi

Re: Proposed Plat of Katy ISD Elementary #41  
Located in Fort Bend County, Texas

Mr. Nimroozi:

SiEnergy has reviewed the plans for the above mentioned project and finds no objections to the project as submitted.

If you have any further concerns please do not hesitate to contact me at 281-969-5003.

Very Truly Yours

A handwritten signature in black ink, appearing to read 'Ryan Herweck', is written over the typed name.

Ryan Herweck,  
Director of Pipeline Construction



**DRAINAGE DISTRICT**  
Fort Bend County, Texas

January 19, 2017

Mr. Abraham Nimroozi  
West Belt Surveying, Inc.  
21020 Park Row  
Katy, Texas 77449  
Ph.: (281) 599-8288  
Email: abrahimn@westbeltsurveying.com

Re: Katy Independent School District Elementary School No. 41

Dear Mr. Nimroozi:

The Fort Bend County Drainage District has received the above referenced plat for review and comment. The project appears to lie within Fort Bend County Municipal Utility District No. 173 and the incorporated limits of the City of Fulshear.

The City of Fulshear is the entity responsible for plat and plan review, approval and permitting for developments within their city limits. Fort Bend County MUD No. 173 is responsible for outfall drainage, flood control and detention mitigation within their district boundary. The development does not appear to be adjacent to or affect any Drainage District Right-of-Way.

If during their review the City of Fulshear and Fort Bend County MUD No. 173 determine that the plat meets the minimum requirements of the *Fort Bend County Drainage Criteria Manual*, the Drainage District interposes no objection to approval of the "Katy Independent School District Elementary School No. 41" plat.

Please let me know if you have any questions.

Sincerely,

Neil J. Goertz, P.E., CFM  
Engineer II  
Fort Bend County Drainage District

cc: Ms. Maggie Dalton – Fort Bend County Engineering Department



STATE OF TEXAS  
COUNTY OF FORT BEND

We, Katy Independent School District, acting by and through Rebecca Fox, President and Courtney Boyd, Secretary, being officers of Katy Independent School District Board of Trustees, hereinafter referred to as owners of the 14,000 acre easement in the above foregoing map of Katy Independent Elementary School No. 41, do hereby make and establish and subdivision and development plan of said property consisting in all lines, subdivisions, restrictions and notations on said map or plat and hereby certify to the use of the public survey, of streets (except those streets designated as utility streets, alley, paths, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed, and so hereby bind myself (or ourselves), my (or our) heirs and assigns to warrant and forever defend the title to the land so indicated.

FURTHER, we do hereby dedicate for public utility purposes an unobstructed easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any public lanes into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, I (or we) do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all pipes, cracks, gutters, routes, drains and drainage ditches located in said subdivision, to easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, I (or we) do hereby covenant and agree that all of the property within the boundaries of this subdivision and subject to any drainage easement, ditch, pipe, creek or natural drainage way shall hereby be restricted to limit such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operation and maintenance of the drainage facility and that such building property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, I (or we) do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with the order as adopted by Fort Bend County Commissioners Court on March 23, 2016, and any subsequent amendments.

IN WITNESS WHEREOF, Katy Independent School District has caused these presents to be signed by Rebecca Fox, President, hereunto authorized, obtained by Courtney Boyd, Secretary, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Katy Independent School District

By: \_\_\_\_\_  
Rebecca Fox, President

Attest: \_\_\_\_\_  
Courtney Boyd, Secretary

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared James of persons signing the plat, owner, corporation officers and shareholders, (corporation titles if appropriate), known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed (and for purposes of the copy certificate therein and herein set out, and as the act and deed of said corporation.)

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for State of Texas, County of Fort Bend

(Print Name) \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

I, Joe D. Walker, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground, that, except the names of boundary corners, angle points, points of curvature and other points of reference hereon recited with me (or other objects of a permanent natural) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

\*PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE\*

Joe D. Walker Date  
Texas Registration No. 5190



I, Name, a Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County to the best of my knowledge.

\*PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE\*

Name: \_\_\_\_\_  
Registered Professional Engineer  
Texas Registration No. \_\_\_\_\_

SURVEYOR'S NOTES

14,000 ACRES  
610,195 SQUARE FEET  
G. SHARPLESS SURVEY,  
ABSTRACT NO. 322,  
FORT BEND COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF A 14,000 acre (610,195 square feet) tract of land located in the A. G. Sharpless Survey, Abstract Number 322, Fort Bend County, Texas and said 14,000 acre tract of land being a corner 14.01 acre tract conveyed to Katy Independent School District, recorded under Fort Bend County Clerk's File Number (F.B.C.P.R. No.) 2016117517 and 2016117736, said 14,000 acre tract being more particularly described by metes and bounds as follows: (The bearings described herein are oriented to the Texas Coordinate System, South Central Zone, NAD 1983.)

BEGINNING at a 5/8-inch iron rod set with an orange plastic cap stamped "West Belt Surveying Inc" marking the southerly and of the curved cut-back at the intersection of the northerly Right-of-Way (R.O.W.) line of unimproved Cross Creek Band Lane (based on a width of 70 feet) as recorded in Plat No. 20160228 Fort Bend County Clerk's Records (F.B.C.P.R.) and the westerly R.O.W. line of unimproved Cross Falls Drive (based on a width of 60 feet) as recorded in Plat No. 20160228 F.B.C.P.R. and the most southerly southeast corner of said ceded 14.01 acre tract and the herein described tract.

THENCE, South 81 degrees 13 minutes 35 seconds West, along the northerly R.O.W. line of said unimproved Cross Creek Band Lane, a distance of 155.76 feet, to a 5/8-inch iron rod set with an orange plastic cap stamped "West Belt Surveying Inc" marking the beginning of a tangent curve to the left and a southerly corner of the herein described tract.

THENCE, in a westerly direction, continuing along the southerly R.O.W. line of said unimproved Cross Creek Band Lane and said curve to the left having a radius of 2,235.00 feet, a central angle of 22 degrees 44 minutes 21 seconds (clockwise from South 89 degrees 51 minutes 23 seconds West, 802.33 feet) and an arc distance of 207.44 feet to a 5/8-inch iron rod set with an orange plastic cap stamped "West Belt Surveying Inc" marking the most southerly southeast corner of said ceded 14.01 acre tract and the herein described tract.

THENCE, north 31 degrees 35 minutes 25 seconds West, starting said northerly R.O.W. line of said unimproved Cross Creek Band Lane, a distance of 18.74 feet, to a 5/8-inch iron rod found existing the westerly corner of a ceded 30.53 acre tract described in the deed to Old Horton Texas, recorded under F.B.C.P.R. No. 2013000096, and the most northerly southwest corner of said ceded 14.01 acre tract and the herein described tract.

THENCE, North 01 degree 57 minutes 48 seconds West, along the common east line of said 30.53 acre tract, a distance of 780.23 feet, to the westerly R.O.W. line of unimproved Cross Falls Drive, the northeast corner of said ceded 14.01 acre tract and the herein described tract, from which a 1/2-inch iron rod found hereon, north 19 degrees 47 minutes east, 0.16 feet;

THENCE, North 61 degree 13 minutes 35 seconds East, along the north line of said 14.01 acre tract, a distance of 845.07 feet, to the westerly R.O.W. line of unimproved Cross Falls Drive, the northeast corner of said ceded 14.01 acre tract and the herein described tract, from which a 1/2-inch iron rod found hereon, north 19 degrees 47 minutes east, 0.16 feet;

THENCE, South 12 degree 45 minutes 08 seconds East, along the westerly R.O.W. line of said unimproved Cross Falls Drive, a distance of 218.51 feet, to the beginning of a tangent curve to the right along a westerly line of the herein described tract, from which a 1/2-inch iron pipe found with a plastic cap stamped "Brown & Coy" bears, north 53 degrees 05 minutes west, 0.13 feet;

THENCE, in a southerly direction, continuing along the westerly R.O.W. line of said unimproved Cross Falls Drive, and said curve to the right having a radius of 3,770.03 feet, a central angle of 6 degrees 52 minutes 44 seconds (clockwise from South 12 degrees 45 minutes 08 seconds East, 213.46 feet) and an arc distance of 210.29 feet to a 5/8-inch iron rod set with an orange plastic cap stamped "West Belt Surveying Inc" marking the end of said curve;

THENCE, South 08 degree 46 minutes 25 seconds East, continuing along the westerly R.O.W. line of said unimproved Cross Falls Drive, a distance of 70.36 feet, to a 1/2-inch iron pipe found with a plastic cap stamped "Brown & Coy" marking the most northerly and of a closed curved cut-back and the most northerly southwest corner of a closed called 14.01 acre tract and the herein described tract.

THENCE, in a southerly direction, continuing along said curved cut-back along the westerly R.O.W. line of said unimproved Cross Falls Drive, said curve to the right having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds (clockwise from South 28 degrees 13 minutes 35 seconds West, 25.36 feet) and an arc distance of 35.27 feet, to the POINT OF BEGINNING and containing an area of 14,000 acres (610,195 square feet) of land.

This plat of Katy Independent School District Elementary School No. 41 was approved by the City Planning Commission of the City of Fulshear, Texas this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

By: \_\_\_\_\_  
Amy Peace, Chairman

By: \_\_\_\_\_  
Austin Wood, Co-Chairman

This plat of Katy Independent School District Elementary School No. 41 was approved on \_\_\_\_\_ day of \_\_\_\_\_, 2017 provided, however, this approval shall be void, and null and void, unless the plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

By: \_\_\_\_\_  
Tommy Hysenthal, Mayor

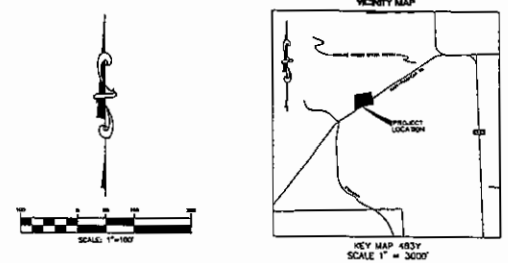
By: \_\_\_\_\_  
D. Gordon Ottard,  
City Secretary

I, Laura Richard, County Clerk in and for Fort Bend County, Texas, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_ day of \_\_\_\_\_, 2017, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in plot number \_\_\_\_\_ of the Plat Records of Fort Bend County, Texas.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard  
County Clerk for  
Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy



- SURVEYOR'S NOTES:
1. THE COORDINATES, AND BEARINGS, SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE, NAD 2011 STATE PLANE GRS COORDINATE GRADIES AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING CORRECTION SCALE: 0.9999843223.
  2. ACCORDING TO F.B.M. MAP NO. 483Y (COMMUNITY-PANEL NO. 484890002), MAP REVISION DATE APRIL 2, 2014, THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X" UNIMPAVED, DETERMINED TO BE OUTSIDE THE ONE ANNUAL CHANCE FLOOD.
  3. THIS STATEMENT IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO INDICATE SPECIFIC FLOODING CONDITIONS.
  4. ALL UTILITIES SHOWN HEREON ARE LOCATED USING "APPARENT & VISUAL" EVIDENCE BY ON-SITE OBSERVATION UNLESS OTHERWISE NOTED.
  5. THE SUBJECT TRACT IS AFFECTED BY THE CITY ORDINANCES AND ZONING REGULATIONS OF THE CITY OF FULSHEAR FOR ZONE R-2.
  6. THERE ARE NO KNOWN PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE PLAT BOUNDARY.
  7. WITH RESPECT TO INSTRUMENTS OF RECORD WITHIN THIS PLAT, SURVEYOR RELIED ON CITY PLANNING LETTER ISSUED BY TEXAS ABSTRACT SERVICES DATED DECEMBER 14, 2016.
  8. \_\_\_\_\_ INDICATES AN UNDERGROUND SEWER LINE WITH UNKNOWN DIRECTION, SIZE OR LOCATION OR A POSSIBLE STUD-OUT.
  9. \_\_\_\_\_ INDICATES RECORD UTILITIES PLOTTED FROM MAPS PROVIDED BY BROWN & COY ENGINEERS, INC. FILED CROSS CREEK BAND LANE EXTENSION NO. 17, JOB NUMBER 443-00/4430-19, DATED OCTOBER 2014.
  10. RECORD MANHOLELS HAVE NOT BEEN INSTALLED AT THE TIME OF THIS SURVEY.
  11. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY BY THE APPROPRIATE ENTITY.

# KATY INDEPENDENT SCHOOL DISTRICT ELEMENTARY SCHOOL NO. 41

A SUBDIVISION OF  
14,008 ACRES OUT OF THE  
A. G. SHARPLESS SURVEY,  
ABSTRACT NO. 322  
CITY OF FULSHEAR  
FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE

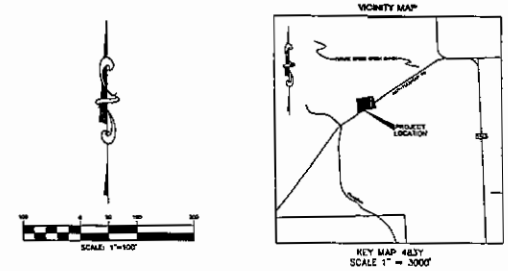
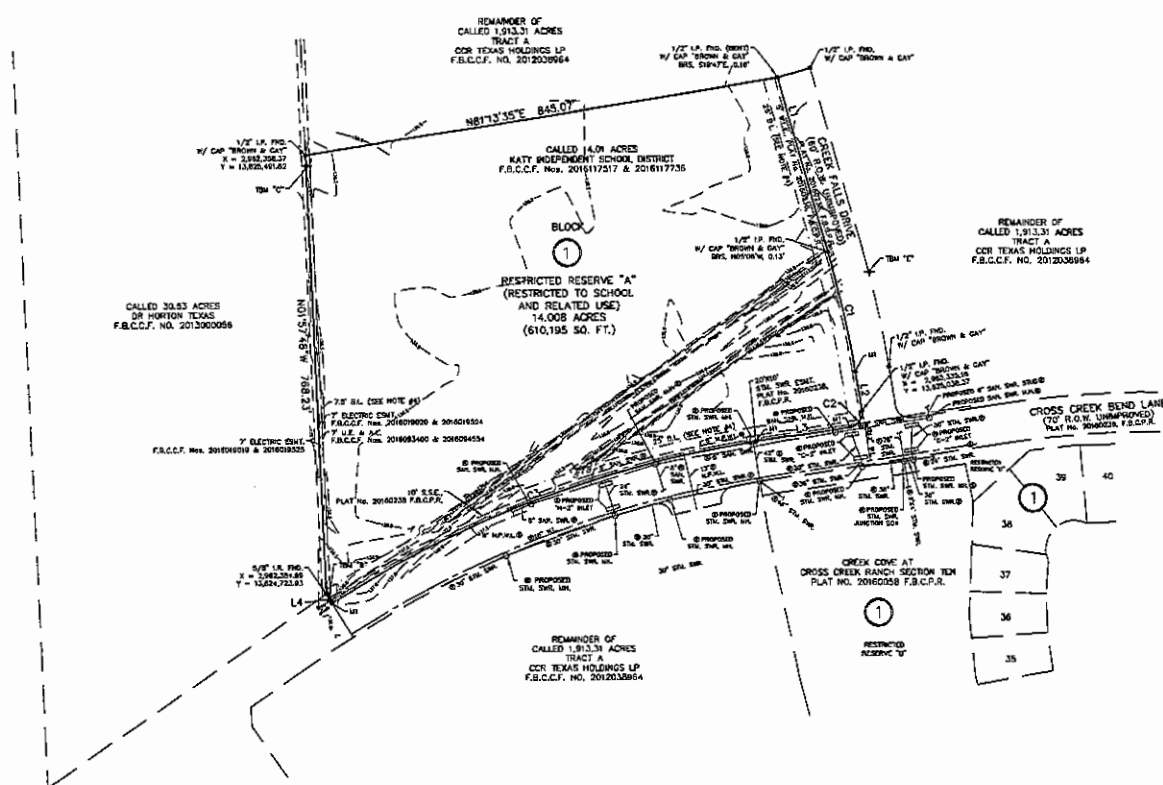
JANUARY 2017



2500 PINE HAVEN  
KATY, TEXAS 77450  
PHOTOGRAPHY COURTESY  
KATY, TEXAS 77450  
CREATED FROM FILE NO. 1007880

OWNER:  
KATY INDEPENDENT SCHOOL DISTRICT  
400 WEST 11TH STREET  
KATY, TEXAS 77450  
4091 556-6800

20 Jan 2017 8:30AM circulation  
C:\work\proj\5218005\DWG\PLAT.dwg



- LEGEND**
- CIVIL WIRE
  - + POWER POLE
  - ⊙ LOCATION BASED ON RECORD CIVIL DRAWINGS
- ABBREVIATIONS**
- A.E.—AERIAL EASEMENT
  - BL.—BOUNDARY LINE
  - B.S.—BEARS
  - ELEV.—ELEVATION
  - ENST.—EASEMENT
  - F.B.C.C.F.—FORT BEND COUNTY CLERK'S FILE
  - F.B.C.P.R.—FORT BEND COUNTY PLAT RECORDS
  - FND.—FOUND
  - I.P.—IRON PIPE
  - I.R.—IRON ROD
  - M.H.—MANNHOLE
  - N.P.W.L.—NON-POTABLE WATER LINE
  - O.H.E.—OVERHEAD ELECTRIC
  - R.O.W.—RIGHT-OF-WAY
  - S.S.E.—SANITARY SEWER EASEMENT
  - SAN.—SANITARY
  - STR.—STORM
  - SWE.—SEWER
  - S.W.E.—UTILITY EASEMENT
  - W.L.—WATER LINE
  - W.L.C.—WATER LINE EASEMENT

## KATY INDEPENDENT SCHOOL DISTRICT ELEMENTARY SCHOOL No. 41

A SUBDIVISION OF  
14.008 ACRES OUT OF THE  
A. G. SHARPLESS SURVEY,  
ABSTRACT NO. 322  
CITY OF FULSHEAR  
FORT BEND COUNTY, TEXAS

**1 BLOCK 1 RESERVE**

JANUARY 2017

**WEST BELT**  
SURVEYING, INC.

6100 PALM DRIVE      17400 DSH 500-ACR  
 KATY, TEXAS 77450      PLAT 0041 000-000  
 2812 WESTFIELD DRIVE, HOUSTON  
 0823201  
 KATY INDEPENDENT SCHOOL DISTRICT  
 4001 HICKORY LANE EAST SUITE 100  
 KATY, TEXAS 77450  
 8321 300-000

**REFERENCE BENCHMARK:**  
 RH190655 - STAINLESS STEEL ROD WITH  
 LOGO CAP STAMPED 19520 84 1955 LOCATED  
 ON THE EAST SIDE OF F.M. 1453 ±0.1 MILE  
 SOUTH OF CORBITT ROAD ON THE SOUTH SIDE  
 OF A CONCRETE DRIVEWAY FOR LOUETTA  
 AUTOMOTIVE AND ±10' SOUTHEAST OF A  
 POWER POLE.  
 ELEV. = 136.32' (NAVD 88, 2001 ADJ.)

TO ADJUST THE ELEVATIONS SHOWN HEREON  
 TO NAVD 88, ADD (+) 0.28', NAVD 88, 2001  
 ADJUSTMENT PLUS (+) 0.28' EQUALS (=)  
 NAVD 88.

**TEMPORARY BENCHMARKS:**  
 TM "B" - COTTON SPINDLE WITH SHINER  
 STAMPED "WEST BELT SURVEYING" SET IN  
 POWER POLE LOCATED AT THE SOUTHWEST  
 CORNER OF THE SUBJECT TRACT.  
 ELEV. = 140.57'

TM "C" - COTTON SPINDLE WITH SHINER  
 STAMPED "WEST BELT SURVEYING" SET IN  
 POWER POLE LOCATED AT THE NORTHWEST  
 CORNER OF THE SUBJECT TRACT.  
 ELEV. = 140.26'

TM "E" - COTTON SPINDLE WITH SHINER  
 STAMPED "WEST BELT SURVEYING" SET IN  
 POWER POLE LOCATED ON THE EAST SIDE OF  
 PROPOSED CREEK FALLS DRIVE ±275' NORTH  
 OF PROPOSED CROSS CREEK BEND LANE.  
 ELEV. = 141.05'

MONUMENT TABLE	
NO.	DESCRIPTION
M1	3/4" I.R. SET W/COMP "WEST BELT SURVEYING INC"

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	312.52	1770.00	47°08'44"	187.93	S17°15'47"E	313.49
C2	38.37	25.00	92°08'57"	35.00	S84°12'30"W	35.38
C3	407.44	2003.00	22°44'07"	109.10	S89°51'30"W	403.18

LINE TABLE		
LINE	BEARING	LENGTH
L1	S2°24'28"E	212.81
L2	S89°42'23"E	70.30
L3	S81°33'33"W	168.78
L4	N21°30'28"W	16.74

CITY OF FULSHEAR  
Registration & Permit Department  
Ph: (281) 346- 1796 fax: (281) 346-2556  
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Cross Creek Commons - Retail Site - Re Plat No. 1 / Preliminary Plat

City Engineer Review

Reviewed  
 See Attached Letter

BY: \_\_\_\_\_ DATE: 1-3-2017

City Secretary

Processed  
 Returned for additional data

BY: [Signature] DATE: 12-19-2016

Planning Commission Review

Approved  
 Returned for additional data

APPROVED CONTINGENT UPON CORRECTIONS RECOMMENDED BY ENGINEER.  
BY: [Signature] DATE: 1.6.17

City Council Review

Approved  
 Returned for additional data

BY: \_\_\_\_\_ DATE: \_\_\_\_\_



## Kimberly Kopecky

---

**From:** Diana Offord  
**Sent:** Thursday, February 02, 2017 10:36 AM  
**To:** Kimberly Kopecky  
**Subject:** FW: CROSS CREEK COMMONS RETAIL SITE PARTIAL REPLAT NO 1 - PRELIMINARY PLAT - COMMENTS RESPONSE LETTER  
**Attachments:** 2017-2-2\_CCC RETAIL SITE PARTIAL REPLAT 1\_PRELIM PLAT COMM RESP LTR\_scan.pdf

---

**From:** Trey DeVillier [mailto:TDeVillier@bgeinc.com]  
**Sent:** Thursday, February 02, 2017 8:13 AM  
**To:** David Leyendecker (davidleyen@aol.com)  
**Cc:** Diana Offord; Sharon Valiante; Michelle Killebrew; CJ Snipes; Gerald Grissom; Benton Schmaltz  
**Subject:** CROSS CREEK COMMONS RETAIL SITE PARTIAL REPLAT NO 1 - PRELIMINARY PLAT - COMMENTS RESPONSE LETTER

Mr. Leyendecker,

Please find attached comment response for the subject plat. Please contact me if you have any questions or require any additional information.

Thank you.

**Trey DeVillier | Platting Technician**

BGE, Inc.  
10777 Westheimer, Suite 400  
Houston, Texas 77042  
Tel: 281-558-8700 x8204  
Direct: 713-488-8204  
Fax: 281-558-9701  
[tdevillier@bgeinc.com](mailto:tdevillier@bgeinc.com)  
[www.bgeinc.com](http://www.bgeinc.com)



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**Disclaimer:** My e-mail address has changed! Please update your contacts with my new [@bgeinc.com](mailto:@bgeinc.com) address.



February 2, 2017

Clay & Leyendecker, Inc.  
Attn: Mr. David Leyendecker  
1350 Avenue D  
Katy, Texas 77493

*Sent via email*

Re: CROSS CREEK COMMONS RETAIL SITE PARTIAL REPLAT NO 1 – Response to Preliminary Plat Comments

Dear Mr. Leyendecker:

Below is our itemized list of responses to the Engineering Review comments, dated January 31 2017, regarding the above referenced plat. If you have any questions, or require any additional information, please do not hesitate to call.

- A. A joint access easement exists along the two (2) North Reserves (Reserve "E" and "F"). I recommend that the joint access easement be extended South through the additional four (4) Reserves.**

*RESPONSE: A Reciprocal Access And Restrictive Covenant Agreement is currently in place that includes all of the property within the boundary of this plat as well as property to the south. A General Note will be applied to the plat referencing this agreement document recorded at F.B.C.C.F. No. 2016023733.*

- B. The plat shows that there are two (2) owners at this time; both owners will need to sign the Final Plat.**

*RESPONSE: Understood. The Final Plat will reflect dedication and ownership that includes any/all owners listed in the City Planning Letter provided by the Title Company. In lieu of a signature line on the plat, an Owners Ratification document will be submitted with the Final Plat package.*

Sincerely,

  
Trey DeVillier  
Platting Tech

cc: D. Offord, City Secretary  
Sharon Valiante, Director of Public Works  
Michelle Killebrew, Building Official  
CJ Snipes, City Manager

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BGE, Inc. • 10777 Westheimer Road, Suite 400 • Houston, Texas 77042 • 281-558-8700 • www.bgeinc.com



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796 ~ Fax: 281-346-2556

www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 1/13/2017

Date Received by the City of Fulshear:

Subdivision: CROSS CREEK COMMONS RETAIL SITE PARTIAL REPLAT NO. 1 Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

- Checkboxes for Preliminary, Replat, Amending Plat, Final, Vacation Plat, Short Form Final, Admin. (Minor) Plat

TYPE OF PLAT: (Check Appropriate Selection)

- Checkboxes for Single-Family Residential, Planned Development, Zero Lot Line/ Patio Home, Commercial, Multi-Family Residential, Industrial

Plat Location: City (checked) ETJ (Extraterritorial Jurisdiction)

Legal Description: 7.227 Acres located in the J.W. Scott Survey, Abstract No. 321

Variance: Yes (Attach a Copy of Approval Letter) No (checked)

Total Acreage: 7.227
Number of Streets: 0
Number of Lots: 0
Number and Types of Reserves: 6
Total Acres in Reserve: 7.227

Owner: A-S 132 S. FRY ROAD-FM 1463. L.P.
Address: 8827 W. SAM HOUSTON PKWY N, STE. 200
City/State: HOUSTON, TX 77040
Telephone: 281-477-4300
Email Address:

Engineer/Planner: BGE INC.
Contact Person: TREY DEVILLIER
Telephone: 713-488-8204
Fax Number: 281-558-9701
Email Address: tdevillier@bgeinc.com

Table with 1 column: Platting Fees. Rows include Preliminary Plat, Final Plat, Replat, Amending or Minor Plat, Plat Vacation, 2nd Review of plats, TOTAL PLATTING FEE (\$100.00), and Park Fees.

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

Handwritten signature of Trey Devillier

SIGNATURE

TREY DEVILLIER

TYPED OR PRINTED NAME/TITLE

1/13/2017

DATE



January 13, 2017

City of Fulshear  
C/o Diana Offord – City Secretary  
PO BOX 279 / 30603 FM 1093  
Fulshear, TX 77441

Re: CROSS CREEK COMMONS RETAIL SITE PARTIAL REPLAT NO. 1 – Preliminary Plat  
2<sup>nd</sup> Review

Dear Ms. Offord:

Enclosed is the City of Fulshear **Subdivision/Development Platting Application** form and additional enclosures listed below, submitted by BGE, Inc. on behalf of A-S 132 S. FRY ROAD-FM 1463, L.P. and FULSHEAR CAR WASH SERVICES, LLC, the owners.

Please contact me if you have any questions or if any additional information is required.

Sincerely,

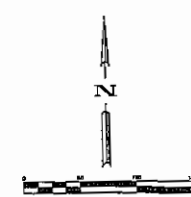
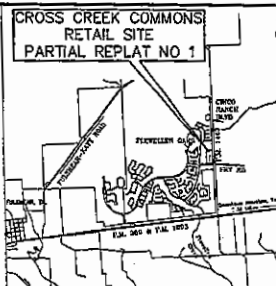
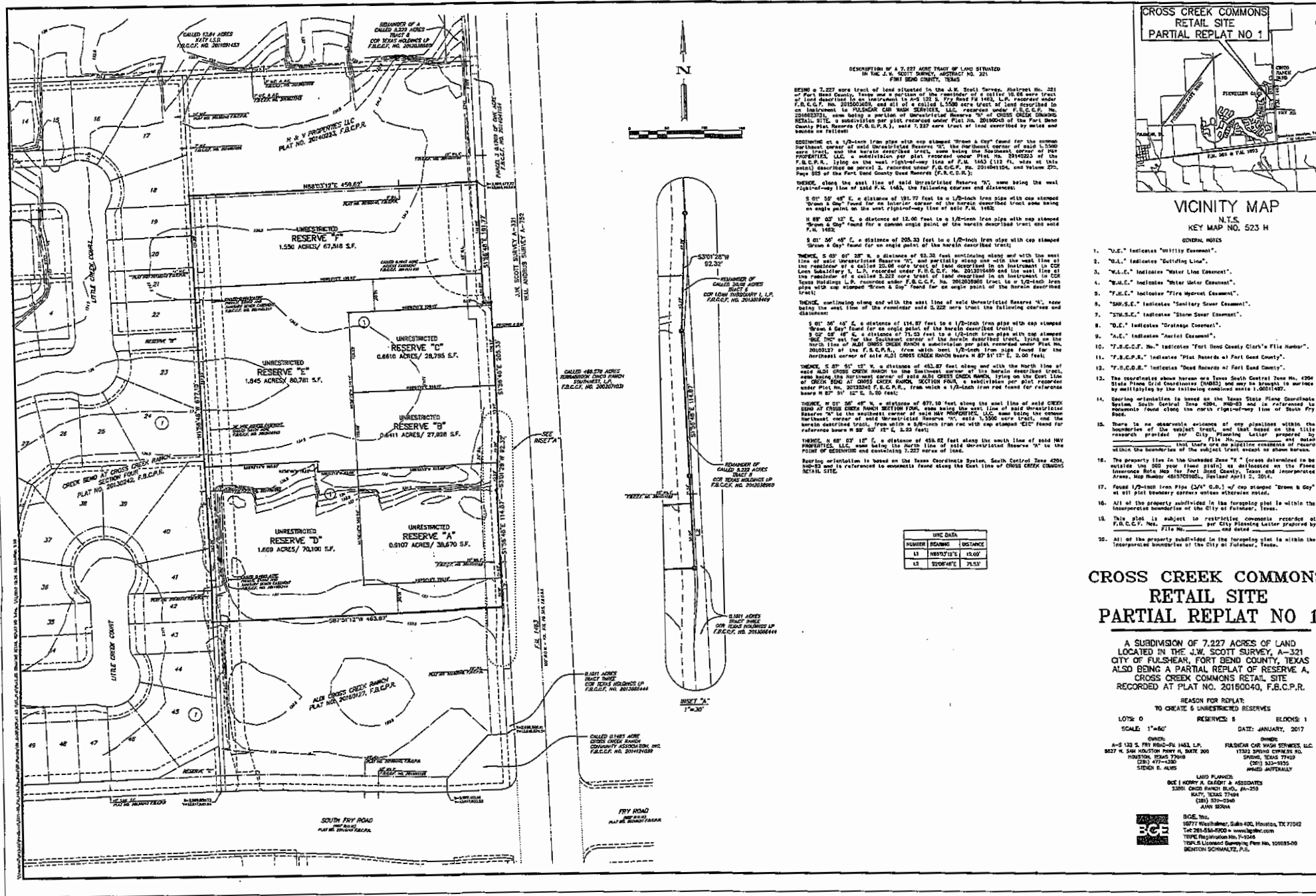
A handwritten signature in blue ink that reads "Trey DeVillier".

Trey DeVillier  
Platting Tools

*Enclosures: City Platting Application  
Platting Fee Check No. 73454  
Plat Copies (10)  
CD (digital copy of plat, forms, etc.)*

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DESCRIPTION OF A 7.227 ACRE TRACT OF LAND SITUATED IN THE J.W. SCOTT SURVEY, A-321 IN THE FORT BEND COUNTY, TEXAS

BEING a 7.227 acre tract of land situated in the J.W. Scott Survey, Abstract No. 321 in the Fort Bend County, Texas, more particularly described as follows:   
 BEING a 7.227 acre tract of land situated in the J.W. Scott Survey, Abstract No. 321 in the Fort Bend County, Texas, more particularly described as follows:   
 BEING a 7.227 acre tract of land situated in the J.W. Scott Survey, Abstract No. 321 in the Fort Bend County, Texas, more particularly described as follows:

SECTIONAL of a 1/2-inch iron pipe with cap stamped "Brown & Coy" found for the eastern northeast corner of said Unrestricted Reserve "C", the northeast corner of said 3.500 acre tract, and the herein described tract, same being the Southeast corner of the PROPERTY, LLC, a subdivision plat recorded under Plat No. 20160040 of the F.B.C.P.R., lying on the west right-of-way line of F.M. 1453 (112 ft. wide at this point) described as parcel 2, reference to F.B.C.P.R. No. 20160040, and Volume 220, Page 855 of the Fort Bend County Deeds Records (F.B.C.D.R.);

NOTE: Along the east line of said Unrestricted Reserve "C", same being the west right-of-way line of said F.M. 1453, the following courses and distances:

- S 01° 35' 48" E, a distance of 131.72 feet to a 1/2-inch iron pipe with cap stamped "Brown & Coy" found for an interior corner of the herein described tract, same being an angle point on the west right-of-way line of said F.M. 1453.
- N 89° 07' 12" E, a distance of 12.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Coy" found for a common angle point of the herein described tract and said F.M. 1453.
- S 01° 36' 48" E, a distance of 205.33 feet to a 1/2-inch iron pipe with cap stamped "Brown & Coy" found for an angle point of the herein described tract.

NOTE: Along the east line of said Unrestricted Reserve "A", same being the west right-of-way line of said F.M. 1453, the following courses and distances:

- S 01° 36' 48" E, a distance of 63.35 feet continuing along and with the east line of said Unrestricted Reserve "C", and partially along and with the west line of the remainder of a called 22.00 acre tract of land described in an instrument in COF Title Holdings L.P., recorded under F.B.C.D.R. No. 20160040 and the west line of the remainder of a called 3.500 acre tract of land described in an instrument in COF Title Holdings L.P., recorded under F.B.C.D.R. No. 20160040.
- N 89° 07' 12" E, a distance of 12.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Coy" found for an angle point of the herein described tract.

NOTE: Continuing along and with the east line of said Unrestricted Reserve "A", same being the west line of the remainder of a called 3.500 acre tract the following courses and distances:

- S 01° 36' 48" E, a distance of 116.87 feet to a 1/2-inch iron pipe with cap stamped "Brown & Coy" found for an angle point of the herein described tract, same being the northeast corner of said ALDI CROSS CREEK RANCH, lying on the East line of CROSS CREEK RANCH SECTION FOUR, a subdivision plat recorded under Plat No. 20160040 of the F.B.C.P.R., from which said 1/2-inch iron pipe found for the northeast corner of said ALDI CROSS CREEK RANCH bears N 87° 51' 22" E, 2.00 feet.
- THE N 87° 51' 22" E, a distance of 433.87 feet along and with the north line of said ALDI CROSS CREEK RANCH to the Southwest corner of the herein described tract, same being the northeast corner of said ALDI CROSS CREEK RANCH, lying on the East line of CROSS CREEK RANCH SECTION FOUR, a subdivision plat recorded under Plat No. 20160040 of the F.B.C.P.R., from which said 1/2-inch iron pipe found for the northeast corner of said Unrestricted Reserve "A", said 1.5000 acre tract, and the herein described tract, from which a 1/2-inch iron pipe with cap stamped "C" found for reference bears S 89° 52' 21" E, 2.25 feet.

NOTE: N 89° 07' 12" E, a distance of 458.82 feet along the south line of said UNRESTRICTED RESERVE, same being the north line of said Unrestricted Reserve "B", the POINT OF BEGINNING and containing 7.227 acres of land.

NOTE: The boundary is based on the Texas Coordinate System, South Central Zone 4204, NAD83 and is referred to monuments found along the East line of CROSS CREEK RANCH SECTION FIVE.

NUMBER	BEARING	DISTANCE
L1	N89°12'N	12.00'
L2	S89°48'E	75.53'

### VICINITY MAP N.T.S. KEY MAP NO. 523 H

- GENERAL NOTES
- "U.E." indicates "Utility Easement".
  - "S.L.L." indicates "Settling Line".
  - "W.L.E." indicates "Water Line Easement".
  - "M.U.E." indicates "Mud Line Easement".
  - "F.H.E." indicates "Fire Hydrant Easement".
  - "S.M.S.E." indicates "Sanitary Sewer Easement".
  - "S.W.S.E." indicates "Storm Sewer Easement".
  - "D.C.E." indicates "Drainage Easement".
  - "A.E." indicates "Aerial Easement".
  - "F.B.C.D.R." No. " indicates Fort Bend County Clerk's File Number.
  - "F.B.C.P.R." indicates "Plat Records of Fort Bend County".
  - "F.S.C.D.R." indicates "Deeds Records of Fort Bend County".
  - The boundaries shown herein are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to variance by adjusting by the following combined scale 1:800149.7.
  - Survey orientation is based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD83 and is referred to monuments found along the East line of CROSS CREEK RANCH SECTION FIVE.
  - There is no apparent evidence of any encumbrances within the boundaries of the subject tract, and that based on the title research provided, there are no restrictive covenants or notes of record which affect the subject tract except as shown herein.
  - The property lies in the Unincorporated Zone "A" (area determined to be outside the 2025 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and incorporated Areas Map Number 452707040A, revised 11/17/2015.
  - Found 1/2-inch iron pipe (S/F "C") of a cap stamped "Brown & Coy" at 911 pit location; correct unless otherwise noted.
  - All of the property subdivided in this replat plat is within the incorporative boundaries of the City of Fulshear, Texas.
  - This plat is subject to restrictive covenants recorded at F.B.C.D.R. No. \_\_\_\_\_ per City Planning Letter prepared by \_\_\_\_\_ File No. \_\_\_\_\_ and 0494.
  - All of the property subdivided in this replat plat is within the incorporative boundaries of the City of Fulshear, Texas.

## CROSS CREEK COMMONS RETAIL SITE PARTIAL REPLAT NO 1

A SUBDIVISION OF 7.227 ACRES OF LAND LOCATED IN THE J.W. SCOTT SURVEY, A-321 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS ALSO BEING A PARTIAL REPLAT OF RESERVE A, CROSS CREEK COMMONS RETAIL SITE, RECORDED AT PLAT NO. 20160040, F.B.C.P.R.

REASON FOR REPLAT: TO CREATE 6 UNRESTRICTED RESERVES

LOTS 0 RESERVES B BLOCKS 1  
SCALE: 1"=60' DATE: JANUARY, 2017

OWNER: A-3 133 S. FRY ROAD-FM 1453 L.P. 13323 SPRING CREEK BLVD. SPRING, TEXAS 77492 (501) 333-9925  
 807 W. SAN JACINTO BOULEVARD, SUITE 200 HOUSTON, TEXAS 77030 (832) 477-2200  
 SIDNEY E. ADAMS ANGUS ANTERIALLY

OWNER: FULSHEAR CAR WASH SERVICES, LLC 13323 SPRING CREEK BLVD. SPRING, TEXAS 77492 (501) 333-9925  
 ANGUS ANTERIALLY

LAND PLANNER: BOE HORNBY & COMPANY & ASSOCIATES 3330 CROSS CREEK BLVD., #A-250 DALLAS, TEXAS 75244 (214) 379-0340  
 BOE HORNBY & COMPANY  
 10777 Westheimer, Suite 400, Houston, TX 77042  
 Tel: 281-856-4700 x www.boehornby.com  
 TITLE INSURANCE CO. OF TEXAS  
 TITL-E Licensed Suretying Firm No. 100585-00  
 DENTON SCHWARTZ, P.C.

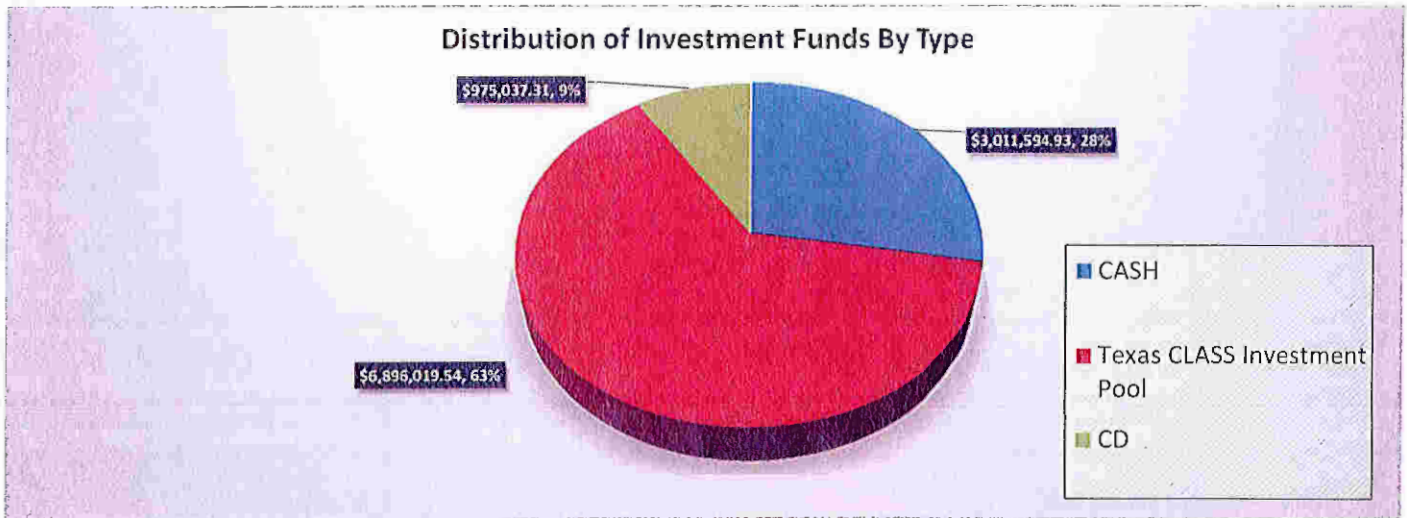
City of Fulshear  
Quarterly Investment Report  
Quarter Ending December 31, 2016

Account Type	Yield	Dec-16							
		Beginning 12/1/16	Interest Earned	Purchases/ Additions	Sales/ Reductions	Ending 12/31/16	Increases (Decreases)	Quarterly Interest	Market Value
<b>100 General Fund Accounts</b>									
TXClass General Fund	0.89%	\$2,193,264.35	\$2,354.95	\$1,332,539.68	\$0.00	\$3,528,158.98	\$1,332,539.68	\$5,349.76	\$3,528,158.98
Commercial State Bank Acct.	0	\$1,094.48	\$0.00	\$0.00	\$0.00	\$1,094.48	\$0.00	\$0.00	\$1,094.48
Wells Fargo Claim on Cash	0.09%	\$596,010.78	\$0.00	\$0.00	-\$1,113,169.35	-\$517,158.57	-\$1,113,169.35	\$101.99	-\$517,158.57
<b>General CD Investments</b>									
CD Note 33127-wallis	1.00%	\$110,001.38	\$219.40	\$0.00	\$0.00	\$110,220.78	\$0.00	\$219.40	\$110,220.78
CD Note FNBB	1.35%	\$125,000.00	\$0.00	\$0.00	\$0.00	\$125,000.00	\$0.00	\$0.00	\$125,000.00
<b>General Totals</b>		<b>\$3,025,370.99</b>	<b>\$2,574.35</b>	<b>\$1,332,539.68</b>	<b>-\$1,113,169.35</b>	<b>\$3,247,315.67</b>	<b>\$219,370.33</b>	<b>\$5,671.15</b>	<b>\$3,247,315.67</b>
<b>300 Capital Projects Fund</b>									
Wells Fargo Claim on Cash	0.09%	\$1,234,429.92	\$80.21	\$-	\$(116,067.33)	\$1,118,442.80	-\$116,067.33	\$196.92	\$1,118,442.80
<b>Capital Fund Totals</b>		<b>\$1,234,429.92</b>	<b>\$80.21</b>	<b>\$0.00</b>	<b>-\$116,067.33</b>	<b>\$1,118,442.80</b>	<b>-\$116,067.33</b>	<b>\$196.92</b>	<b>\$1,118,442.80</b>
<b>900/950 Court/PD Restricted Gov't</b>									
TXClass - Court Building Security	0.89%	\$21,503.06	\$16.14	\$0.00	\$0.00	\$21,519.20	\$0.00	\$45.93	\$21,519.20
TXClass - Court Technology	0.89%	\$28,619.11	\$21.47	\$0.00	\$0.00	\$28,640.58	\$0.00	\$61.09	\$28,640.58
TXClass - Court Judicial Efficiency	0.89%	\$2,471.46	\$1.85	\$0.00	\$0.00	\$2,473.31	\$0.00	\$5.35	\$2,473.31
Wells Fargo Court Claim on Cash	0.09%	\$550.72	\$0.00	\$0.00	\$0.00	\$550.72	\$0.00	\$0.00	\$550.72
TXClass - PD Child Safety Fund	0.89%	\$3,891.02	\$2.93	\$0.00	\$0.00	\$3,893.95	\$0.00	\$8.38	\$3,893.95
TXClass - PD Special Fund	0.89%	\$10,159.82	\$7.62	\$0.00	\$0.00	\$10,167.44	\$0.00	\$20.67	\$10,167.44
TXClass - Peg Restricted	0.89%	\$529.57	\$0.36	\$0.00	\$0.00	\$529.93	\$0.00	\$1.05	\$529.93
Wells Fargo Police Claim on Cash	0.09%	\$19.62	\$0.00	\$115.00	\$0.00	\$134.62	\$115.00	\$0.00	\$134.62
TXClass - PD Federal Law Restrict.	0.89%	\$37,138.98	\$27.85	\$0.00	\$0.00	\$37,166.83	\$0.00	\$67.52	\$37,166.83
<b>Restricted Totals</b>		<b>\$104,883.36</b>	<b>\$78.22</b>	<b>\$115.00</b>	<b>\$0.00</b>	<b>\$105,076.58</b>	<b>\$115.00</b>	<b>\$209.99</b>	<b>\$105,076.58</b>
<b>200 Regional Park Fund</b>									
Wells Fargo Claim on Cash	0.09%	-\$24,155.70	\$0.00	\$0.00	\$24,193.60	\$37.90	\$24,193.60	\$97.00	\$37.90
TXClass - Regional Park	0.89%	\$28,522.81	\$5.88	\$0.00	-\$24,900.00	\$3,628.69	-\$24,900.00	\$45.40	\$3,628.69
<b>CD Notes</b>									
Reg Park 33128-wallis	1.00%	\$114,587.98	\$228.55	\$0.00	\$0.00	\$114,816.53	\$0.00	\$228.55	\$114,816.53
CD Note - FNBB	1.35%	\$125,000.00	\$0.00	\$0.00	\$0.00	\$125,000.00	\$0.00	\$0.00	\$125,000.00
<b>Park Fund Totals</b>		<b>\$243,955.09</b>	<b>\$234.43</b>	<b>\$0.00</b>	<b>-\$706.40</b>	<b>\$243,483.12</b>	<b>-\$24,900.00</b>	<b>\$370.95</b>	<b>\$243,483.12</b>
<b>500 Fulshear Enterprise Fund</b>									
Wells Fargo Claim on Cash	0.09%	\$435,933.56	\$32.82	\$21,722.27	\$0.00	\$457,688.65	\$21,722.27	\$115.39	\$457,688.65
TXClass Fulshear Enterprise	0.89%	\$229,803.62	\$172.41	\$0.00	\$0.00	\$229,976.03	\$0.00	\$490.67	\$229,976.03
<b>Fulshear Enterprise Totals</b>		<b>\$665,737.18</b>	<b>\$205.23</b>	<b>\$21,722.27</b>	<b>\$0.00</b>	<b>\$687,664.68</b>	<b>\$21,722.27</b>	<b>\$606.06</b>	<b>\$687,664.68</b>
<b>Restricted Fishr Water Fund</b>									
TXClass Restricted	0.89%	\$499,128.42	\$374.44	\$0.00	\$0.00	\$499,502.86	\$0.00	\$1,065.73	\$499,502.86
<b>Restricted Totals</b>		<b>\$499,128.42</b>	<b>\$374.44</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$499,502.86</b>	<b>\$0.00</b>	<b>\$1,065.73</b>	<b>\$499,502.86</b>
<b>550 CCR Enterprise Fund</b>									
Wells fargo Claim on Cash	0.09%	\$442,471.64	\$44.13	\$172,821.59	\$0.00	\$615,337.36	\$172,821.59	\$109.04	\$615,337.36
TXClass Investment	0.89%	\$2,528,465.06	\$1,896.68	\$0.00	\$0.00	\$2,530,361.74	\$0.00	\$5,398.57	\$2,530,361.74
<b>Fund 550 Totals</b>		<b>\$2,970,936.70</b>	<b>\$1,940.81</b>	<b>\$172,821.59</b>	<b>\$0.00</b>	<b>\$3,145,699.10</b>	<b>\$172,821.59</b>	<b>\$5,507.61</b>	<b>\$3,145,699.10</b>



City of Fulshear  
Quarterly Investment Report  
Quarter Ending December 31, 2016

Account Type	Yield	Beginning 12/1/16	Interest Earned	Purchases/ Additions	Sales/ Reductions	Ending 12/31/16	Increases (Decreases)	Quarterly Interest	Market Value
<b>600 Development Corp A</b>									
CSB Checking	0.00%	\$600.00	\$0.00	\$0.00	\$0.00	\$600.00	\$0.00	\$0.00	\$600.00
CSB Money Market	0.20%	\$250,031.97	\$41.10	\$0.00	\$0.00	\$250,073.07	\$0.00	\$166.00	\$250,073.07
Wells Fargo Dev Corp A	0.04%	\$128,524.89	\$4.91	\$0.00	\$0.00	\$128,529.80	\$0.00	\$17.14	\$128,529.80
Wells Fargo Claim on Cash	0.09%	\$30,763.19	\$4.01	\$25,098.59	\$0.00	\$55,865.79	\$25,098.59	\$6.49	\$55,865.79
CD Note - FNBB	1.35%	\$250,000.00	\$0.00	\$0.00	\$0.00	\$250,000.00	\$0.00	\$0.00	\$250,000.00
<b>Fund 600 Totals</b>		<b>\$659,920.05</b>	<b>\$50.02</b>	<b>\$25,098.59</b>	<b>\$0.00</b>	<b>\$685,068.66</b>	<b>\$25,098.59</b>	<b>\$189.63</b>	<b>\$685,068.66</b>
<b>601 Corp A Projects</b>									
Wells fargo Claim on Cash	0.09%	\$150,034.54	\$10.76	\$0.00	\$0.00	\$150,045.30	\$0.00	\$34.83	\$150,045.30
<b>Fund 601 Totals</b>		<b>\$150,034.54</b>	<b>\$10.76</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$150,045.30</b>	<b>\$0.00</b>	<b>\$34.83</b>	<b>\$150,045.30</b>
<b>700 Development Corp B</b>									
Wells fargo Claim on Cash	0.09%	\$572,673.71	\$43.05	\$27,590.94	\$0.00	\$600,307.70	\$27,590.94	\$134.06	\$600,307.70
CD Note - FNBB	1.35%	\$250,000.00	\$0.00	\$0.00	\$0.00	\$250,000.00	\$0.00	\$0.00	\$250,000.00
<b>Fund 700 Totals</b>		<b>\$822,673.71</b>	<b>\$43.05</b>	<b>\$27,590.94</b>	<b>\$0.00</b>	<b>\$850,307.70</b>	<b>\$27,590.94</b>	<b>\$134.06</b>	<b>\$850,307.70</b>
<b>701 Corp B Projects</b>									
Wells fargo Claim on Cash	0.09%	\$150,034.55	\$10.76	\$0.00	\$0.00	\$150,045.31	\$0.00	\$34.83	\$150,045.31
<b>Fund 701 Totals</b>		<b>\$150,034.55</b>	<b>\$10.76</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$150,045.31</b>	<b>\$0.00</b>	<b>\$34.83</b>	<b>\$150,045.31</b>
<b>PORTFOLIO TOTALS</b>	<b>0.52%</b>	<b>\$10,627,104.51</b>	<b>\$5,602.28</b>	<b>\$1,579,888.07</b>	<b>-\$1,229,943.08</b>	<b>\$10,882,651.78</b>	<b>\$325,751.39</b>	<b>\$14,021.76</b>	<b>\$10,882,651.78</b>



The investment portfolio detailed in this report includes all investment transactions made during the above referenced period. The investment portfolio and all related transactions comply with the investment policy of the City of Fulshear, Texas and the Public Funds Investment Act of the State of Texas.

Investment Officer: *Wes Vela*  
Wes Vela, Chief Financial Officer

Date: 2-2-17



# CITY OF FULSHEAR

## Finance Department

PO Box 279 / 29378 McKinnon, Suite A  
Fulshear, Texas 77441  
[www.fulsheartexas.gov](http://www.fulsheartexas.gov)

### MEMORANDUM

To: Mayor and City Councilmembers  
From: Wes Vela, Chief Financial Officer, City of Fulshear *WV*  
Date: February 7, 2017  
Subject: Monthly Financial Report

Attached you will find the General Fund monthly financial report for the period ended January 31, 2017. This report represents the activity for 33% of the fiscal year for which the total revenues are reported at 37% of budget and total expenditures are reported at 22%. Revenues to note are that current property taxes collections are at 77% whereas last year at this time collections were 92% of budget, delinquent tax collection is at 156% whereas last year it was 29% and interest earned is 177% of budget whereas last January collections were 64% of budget. Expenditures overall are tracking as planned.

	Jan-2016	Jan-2017
<b>Revenues:</b>		
Tax	55.24%	58.06%
License-Permits	24.23%	32.00%
Grant Revenue	2.66%	0.27%
Service Revenue	19.78%	37.40%
Fines-Forfeitures	24.78%	23.43%
Interest Earned	64.01%	177.14%
Other Revenue	21.00%	6.11%
<b>Total</b>	<b>22.84%</b>	<b>37.33%</b>
<b>Expenditures:</b>		
Non-Departmental	11.27%	12.81%
Administration	25.78%	34.19%
Municipal Court	4.97%	2.49%
Emergency Management	24.25%	29.42%
Utility Services	19.90%	25.61%
Economic Development	16.41%	15.06%
General Facilities	44.43%	23.56%
Police	31.94%	32.78%
Street Department	17.97%	25.82%
Public Works & Maint	27.25%	30.07%
Planning & Development	0.00%	5.24%
Builder Services	18.10%	22.49%
<b>Total</b>	<b>18.89%</b>	<b>22.73%</b>

If you have any questions, please don't hesitate to call me at 281.346.8805.



CITY OF FULSHEAR  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: JANUARY 31ST, 2017

100-General Fund  
 FINANCIAL SUMMARY

33.33% OF YEAR COMP.

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>					
TAX	2,908,188.83	1,145,414.31	1,688,437.13	58.06	1,219,751.70
LICENSE-PERMIT REVENUE	1,704,800.00	159,047.00	545,469.69	32.00	1,159,330.31
GRANT REVENUE	183,000.00	0.00	492.44	0.27	182,507.56
SERVICE REVENUE	1,228,475.00	119,853.01	459,391.01	37.40	769,083.99
FINES-FORFEITURES REVENUE	191,000.00	14,557.86	44,754.19	23.43	146,245.81
INTEREST EARNED	6,151.50	5,224.75	10,896.95	177.14	( 4,745.45)
OTHER REVENUE	1,366,643.26	27,138.45	83,448.13	6.11	1,283,195.13
<b>TOTAL REVENUES</b>	<b>7,588,258.59</b>	<b>1,471,235.38</b>	<b>2,832,889.54</b>	<b>37.33</b>	<b>4,755,369.05</b>
<u>EXPENDITURE SUMMARY</u>					
Non-Departmental	2,744,763.12	15,547.55	351,686.27	12.81	2,393,076.85
Administration	1,349,783.05	136,434.75	461,506.22	34.19	888,276.83
Emergency Management	39,820.00	37.99	990.30	2.49	38,829.70
Municipal Court	199,817.56	12,456.42	58,782.39	29.42	141,035.17
Utility Services	199,008.11	10,844.83	50,961.41	25.61	148,046.70
Economic Development	487,817.67	8,453.42	73,475.03	15.06	414,342.64
General Facilities	280,333.00	9,272.47	66,040.69	23.56	214,292.31
Police Dept	2,008,827.83	143,269.96	658,429.17	32.78	1,350,398.66
Street Department	302,500.00	20,989.91	78,093.11	25.82	224,406.89
Public Works & Maint	266,627.25	22,466.05	80,169.46	30.07	186,457.79
Planning & Developmnt	501,493.78	3,967.18	26,257.06	5.24	475,236.72
Builder Services	730,570.39	39,234.14	164,309.93	22.49	566,260.46
<b>TOTAL EXPENDITURES</b>	<b>9,111,361.76</b>	<b>422,974.67</b>	<b>2,070,701.04</b>	<b>22.73</b>	<b>7,040,660.72</b>
<b>REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>( 1,523,103.17)</b>	<b>1,048,260.71</b>	<b>762,188.50</b>		<b>( 2,285,291.67)</b>

100-General Fund

33.33% OF YEAR COMP.

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<b>TAX</b>					
100-41101 Property Tax - Current Year	1,848,193.00	1,072,966.27	1,429,136.78	77.33	419,056.22
100-41102 Property Tax - Delinquent	10,000.00	2,887.66	15,638.24	156.38 (	5,638.24)
100-41103 Property Tax - Penlty & Intrst	5,000.00	285.02	6,103.84	122.08 (	1,103.84)
100-41301 Sales & Use Tax Revenue	676,995.83	60,025.00	115,713.89	17.09	561,281.94
100-41302 Mixed Beverage Tax	20,000.00	4,434.57	4,434.57	22.17	15,565.43
100-41501 Franchise Revenue - Electrical	185,000.00	0.00	93,426.52	50.50	91,573.48
100-41503 Franchise Revenue - Telecomm	9,000.00	10.74	4,426.04	49.18	4,573.96
100-41504 Franchise Revenue - Cable TV	91,500.00	0.00	0.00	0.00	91,500.00
100-41506 Franchise Revenue - Pipeline	7,000.00	0.00	0.00	0.00	7,000.00
100-41507 Credit Card Fees	26,500.00	4,805.05	15,005.75	56.63	11,494.25
100-41508 Franchise Revenue -Solid Waste	29,000.00	0.00	4,551.50	15.69	24,448.50
<b>TOTAL TAX</b>	<b>2,908,188.83</b>	<b>1,145,414.31</b>	<b>1,688,437.13</b>	<b>58.06</b>	<b>1,219,751.70</b>
<b>LICENSE-PERMIT REVENUE</b>					
100-42001 Registration - Electrician	14,500.00	4,600.00	7,400.00	51.03	7,100.00
100-42002 Registration - HVAC	5,000.00	2,400.00	4,000.00	80.00	1,000.00
100-42003 Registration - Bldg Contractor	30,000.00	6,400.00	12,200.00	40.67	17,800.00
100-42004 Registration - Irrigation	1,200.00	0.00	0.00	0.00	1,200.00
100-42201 Permit - Electrical	66,000.00	6,010.00	23,486.00	35.58	42,514.00
100-42202 Permit - HVAC	43,000.00	5,205.00	16,410.00	38.16	26,590.00
100-42203 Permit - Bldg Contractor	880,000.00	79,657.00	253,633.69	28.82	626,366.31
100-42204 Permit - Plumbing	55,000.00	4,200.00	18,485.00	33.61	36,515.00
100-42205 Permit - Solicitation	100.00	0.00	0.00	0.00	100.00
100-42207 Permit - Moving & Demolition	100.00	0.00	100.00	100.00	0.00
100-42208 Permit - Sign	3,000.00	575.00	3,900.00	130.00 (	900.00)
100-42209 Permit - Banner	1,500.00	0.00	950.00	63.33	550.00
100-42210 Permit - Alarm	35,000.00	2,610.00	10,450.00	29.86	24,550.00
100-42300 Liquor License	400.00	0.00	20.00	5.00	380.00
100-42700 Inspection Fees	570,000.00	47,390.00	194,435.00	34.11	375,565.00
<b>TOTAL LICENSE-PERMIT REVENUE</b>	<b>1,704,800.00</b>	<b>159,047.00</b>	<b>545,469.69</b>	<b>32.00</b>	<b>1,159,330.31</b>
<b>GRANT REVENUE</b>					
100-43100 Grant Rev - Capital Projects	149,000.00	0.00	0.00	0.00	149,000.00
100-43101 GRANTS - POLICE	19,000.00	0.00	492.44	2.59	18,507.56
100-43102 DEA Overtime Reimbursement	15,000.00	0.00	0.00	0.00	15,000.00
<b>TOTAL GRANT REVENUE</b>	<b>183,000.00</b>	<b>0.00</b>	<b>492.44</b>	<b>0.27</b>	<b>182,507.56</b>
<b>SERVICE REVENUE</b>					
100-44000 Refund Revenue	175.00	0.00	93.95	53.69	81.05
100-44001 NSF Fees	100.00	35.00	105.00	105.00 (	5.00)
100-44010 Plat Review Fees	500.00	100.00	400.00	80.00	100.00
100-44011 Plan Review Fees	350,000.00	37,013.59	110,710.59	31.63	239,289.41
100-44100 Subdivision - Plat Fees	45,000.00	10,581.77	36,282.82	80.63	8,717.18
100-44101 Subdiv. Infrastructure 1% Fee	220,000.00	12,030.57	79,987.67	36.36	140,012.33
100-44103 Commercial Plat Fees	6,500.00	1,964.43	5,431.55	83.56	1,068.45
100-44500 Penalties	1,200.00	0.00	0.00	0.00	1,200.00
100-44503 Sanitation Revenue	520,000.00	49,092.21	191,283.86	36.79	328,716.14

CITY OF FULSHEAR  
REVENUE & EXPENSE REPORT (UNAUDITED)  
AS OF: JANUARY 31ST, 2017

100-General Fund

33.33% OF YEAR COMP.

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
100-44504 Recycle Revenue	85,000.00	9,035.44	35,095.57	41.29	49,904.43
TOTAL SERVICE REVENUE	1,228,475.00	119,853.01	459,391.01	37.40	769,083.99
<b>FINES-FORFIETURES REVENUE</b>					
100-45001 Court Fines & Forfeitures	35,000.00	7,387.45	15,865.41	45.33	19,134.59
100-45002 Court Fees	90,000.00	3,565.10	14,465.81	16.07	75,534.19
100-45003 Court Deferred Dispositions	65,000.00	2,787.00	11,366.10	17.49	53,633.90
100-45004 Court Building Security Fund	0.00	309.14	1,134.65	0.00 (	1,134.65)
100-45005 Court Technology Fund	0.00	412.17	1,512.87	0.00 (	1,512.87)
100-45007 Court Time Payment Fees Local	0.00	35.07	185.08	0.00 (	185.08)
100-45011 Court-City Justice Fee	1,000.00	61.93	224.27	22.43	775.73
TOTAL FINES-FORFIETURES REVENUE	191,000.00	14,557.86	44,754.19	23.43	146,245.81
<b>INTEREST EARNED</b>					
100-46000 Interest Revenue	6,150.00	5,224.55	10,895.70	177.17 (	4,745.70)
100-46001 PEG ACCT. INTEREST	1.50	0.20	1.25	83.33	0.25
TOTAL INTEREST EARNED	6,151.50	5,224.75	10,896.95	177.14 (	4,745.45)
<b>OTHER REVENUE</b>					
100-49100 Candidate Filing Fee	200.00	25.00	25.00	12.50	175.00
100-49101 Legal Devlpmt Reimbursement	4,500.00	26,000.00	26,000.00	577.78 (	21,500.00)
100-49103 Suspense - Bank Corrections	0.00 (	3,498.08)	16,010.64	0.00 (	16,010.64)
100-49150 Sale of Assets	500.00	0.00	9,975.00	1,995.00 (	9,475.00)
100-49200 Miscellaneous Revenue	0.00	3,320.16	27,325.68	0.00 (	27,325.68)
100-49215 Cash Long-Short	0.00	0.00 (	10.00)	0.00	10.00
100-49250 Open Records Revenue	500.00	14.50	450.78	90.16	49.22
100-49530 XFER IN - C/P FUND - 300	143,014.00	0.00	0.00	0.00	143,014.00
100-49550 XFER IN - COF UTLTY FUND 500	176,411.35	0.00	0.00	0.00	176,411.35
100-49555 XFER IN - CCR UTLTY FUND 550	785,699.89	0.00	0.00	0.00	785,699.89
100-49560 XFER IN - 4/A EDC FUND 600	122,059.01	0.00	0.00	0.00	122,059.01
100-49570 XFER IN - 4/B EDC FUND 700	122,059.01	0.00	0.00	0.00	122,059.01
100-49700 Comm Center -FTB Seniors	1,200.00	93.07	202.23	16.85	997.77
100-49701 Community Center - Rental	8,500.00	942.00	2,572.00	30.26	5,928.00
100-49702 Community Center - Security	350.00	0.00	0.00	0.00	350.00
100-49703 Comm Center - Supervisor	650.00	91.80	346.80	53.35	303.20
100-49704 Community Center - Cleaning	1,000.00	150.00	550.00	55.00	450.00
TOTAL OTHER REVENUE	1,366,643.26	27,138.45	83,448.13	6.11	1,283,195.13
<b>TOTAL REVENUE</b>	<b>7,588,258.59</b>	<b>1,471,235.38</b>	<b>2,832,889.54</b>	<b>37.33</b>	<b>4,755,369.05</b>

CITY OF FULSHEAR  
REVENUE & EXPENSE REPORT (UNAUDITED)  
AS OF: JANUARY 31ST, 2017

100-General Fund

33.33% OF YEAR COMP.

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>Non-Departmental</u>					
=====					
<u>PERSONNEL COSTS</u>					
<u>SUPPLIES</u>					
100-5-000-5311-00 Supplies	10,000.00	829.25	2,415.88	24.16	7,584.12
100-5-000-5315-00 Postage	6,000.00	247.20	1,426.90	23.78	4,573.10
100-5-000-5381-01 Staff Relations	3,500.00	0.00	1,100.31	31.44	2,399.69
100-5-000-5381-97 FCC Prop Tax Rebate	61,087.85	0.00	0.00	0.00	61,087.85
100-5-000-5381-98 CCR Prop Tax Rebate	547,712.81	0.00	0.00	0.00	547,712.81
100-5-000-5382-00 Grants-Economic Development	50,000.00	14,057.46	14,057.46	28.11	35,942.54
100-5-000-5382-01 Grants-HGAC Livable Centers	38,500.00	0.00	0.00	0.00	38,500.00
TOTAL SUPPLIES	716,800.66	15,133.91	19,000.55	2.65	697,800.11
<u>CONTRACTUAL</u>					
100-5-000-5411-10 Prof. Services - Consulting	317,185.88	125.00	29,911.03	9.43	287,274.85
100-5-000-5411-13 Professional Svcs- I.T.	139,280.00	187.50	48,830.00	35.06	90,450.00
100-5-000-5414-02 Keep Fulshear Beautiful	10,000.00	0.00	1,906.31	19.06	8,093.69
100-5-000-5421-00 Ins. Real & Personal Prop.	0.00	0.00	97,999.02	0.00	97,999.02
100-5-000-5421-01 Insurance General Liability	3,500.00	0.00	0.00	0.00	3,500.00
100-5-000-5421-02 Auto Liability	9,000.00	0.00	0.00	0.00	9,000.00
100-5-000-5421-03 Insurance - W/C Contribution	2,500.00	0.00	0.00	0.00	2,500.00
100-5-000-5421-04 Errors & Omissions	7,000.00	0.00	0.00	0.00	7,000.00
100-5-000-5421-05 Insurance - Bond	2,000.00	100.00	594.00	29.70	1,406.00
100-5-000-5425-00 Merchant Services Fees	21,500.00	0.00	7,126.80	33.15	14,373.20
100-5-000-5426-00 Tax Assessor/Collector Fees	12,500.00	1.14	7,546.26	60.37	4,953.74
100-5-000-5430-00 Telecommunications Web	5,800.00	0.00	0.00	0.00	5,800.00
100-5-000-5434-00 Telecommunications	5,000.00	0.00	182.50	3.65	4,817.50
100-5-000-5461-00 Contract Services/Labor	0.00	0.00	350.00	0.00	350.00
100-5-000-5461-01 Contract - Sanitation Services	450,000.00	0.00	138,239.80	30.72	311,760.20
100-5-000-5468-00 Railroad Pipeline Rental	600.00	0.00	0.00	0.00	600.00
TOTAL CONTRACTUAL	985,865.88	413.64	332,685.72	33.75	653,180.16
<u>OTHER CHARGES</u>					
<u>CAPITAL OUTLAY</u>					
<u>TRANSFERS</u>					
100-5-000-5900-51 XFER OUT-COF CapProj Fd 501	1,042,096.58	0.00	0.00	0.00	1,042,096.58
TOTAL TRANSFERS	1,042,096.58	0.00	0.00	0.00	1,042,096.58
TOTAL Non-Departmental	2,744,763.12	15,547.55	351,686.27	12.81	2,393,076.85

100-General Fund

33.33% OF YEAR COMP.

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<b>Administration</b>					
<b>PERSONNEL COSTS</b>					
100-5-120-5210-00 Salaries	535,110.54	41,976.05	165,545.48	30.94	369,565.06
100-5-120-5210-01 Wages	113,895.67	7,274.29	41,697.55	36.61	72,198.12
100-5-120-5210-02 Overtime	2,000.00	0.00	404.32	20.22	1,595.68
100-5-120-5210-03 Auto Allowance	7,200.00	918.48	3,333.89	46.30	3,866.11
100-5-120-5216-01 Mayor Compensation	9,600.00	800.00	3,200.00	33.33	6,400.00
100-5-120-5216-02 Elected Officials Pay	18,000.00	1,500.00	6,000.00	33.33	12,000.00
100-5-120-5230-00 Payroll Tax Expense	51,595.99	3,737.00	15,958.09	30.93	35,637.90
100-5-120-5235-00 Employee Health Benefits	63,270.00	5,121.27	19,312.96	30.52	43,957.04
100-5-120-5238-00 Retirement Contribution	34,580.85	2,641.47	10,952.15	31.67	23,628.70
100-5-120-5239-00 Worker's Compensation	1,000.00	0.00	0.00	0.00	1,000.00
100-5-120-5240-00 Unemployment	2,280.00	2,772.35	2,772.35	121.59	(492.35)
<b>TOTAL PERSONNEL COSTS</b>	<b>838,533.05</b>	<b>66,740.91</b>	<b>269,176.79</b>	<b>32.10</b>	<b>569,356.26</b>
<b>SUPPLIES</b>					
100-5-120-5311-00 Supplies	11,500.00	412.89	3,128.04	27.20	8,371.96
100-5-120-5314-00 Publications/Ref Material	2,500.00	0.00	240.00	9.60	2,260.00
100-5-120-5316-00 Minor Tools & Equipment	10,000.00	0.00	1,040.89	10.41	8,959.11
100-5-120-5317-00 Commemoratives	2,500.00	0.00	380.48	15.22	2,119.52
100-5-120-5326-00 Uniforms/Shirts	2,500.00	0.00	999.00	39.96	1,501.00
100-5-120-5363-00 Fuel/Oil Expense	2,500.00	185.05	261.89	10.48	2,238.11
100-5-120-5363-01 Auto Repair/Maintenance	2,500.00	32.25	162.40	6.50	2,337.60
100-5-120-5380-00 Public Relations	1,500.00	0.00	400.00	26.67	1,100.00
100-5-120-5381-00 Meeting Expense	8,500.00	0.00	1,376.74	16.20	7,123.26
<b>TOTAL SUPPLIES</b>	<b>44,000.00</b>	<b>565.69</b>	<b>7,989.44</b>	<b>18.16</b>	<b>36,010.56</b>
<b>CONTRACTUAL</b>					
100-5-120-5411-00 Prof. Services - Legal	260,000.00	65,188.33	159,574.29	61.37	100,425.71
100-5-120-5411-02 Prof. Services-Legal-LCISD	1,500.00	0.00	0.00	0.00	1,500.00
100-5-120-5411-09 Prof. Services-Acctig/Audit	35,000.00	0.00	3,100.00	8.86	31,900.00
100-5-120-5411-10 Prof. Services - Consulting	75,000.00	0.00	0.00	0.00	75,000.00
100-5-120-5424-00 Elections	5,000.00	0.00	0.00	0.00	5,000.00
100-5-120-5434-00 Telecommunications	7,000.00	612.36	1,817.63	25.97	5,182.37
100-5-120-5461-04 Codification	10,000.00	0.00	0.00	0.00	10,000.00
100-5-120-5467-00 Drug Screenings/Evaluations	1,200.00	54.61	328.14	27.35	871.86
100-5-120-5469-01 Equipment Rental	6,500.00	508.73	1,986.43	30.56	4,513.57
100-5-120-5475-00 Bank Charges	2,000.00	0.00	0.00	0.00	2,000.00
100-5-120-5475-01 Credit Card Fees	750.00	0.00	84.39	11.25	665.61
100-5-120-5475-03 Tax Penalties	1,200.00	0.00	0.00	0.00	1,200.00
<b>TOTAL CONTRACTUAL</b>	<b>405,150.00</b>	<b>66,364.03</b>	<b>166,890.88</b>	<b>41.19</b>	<b>238,259.12</b>
<b>OTHER CHARGES</b>					
100-5-120-5515-00 Advertising	1,500.00	0.00	0.00	0.00	1,500.00
100-5-120-5520-00 Printing	650.00	0.00	0.00	0.00	650.00
100-5-120-5526-00 Public Notices	6,500.00	316.88	1,040.75	16.01	5,459.25
100-5-120-5526-01 County Recording Fees	3,500.00	0.00	71.93	2.06	3,428.07

CITY OF FULSHEAR  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: JANUARY 31ST, 2017

100-General Fund

33.33% OF YEAR COMP.

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
100-5-120-5526-05 Open Records Expenses	750.00	0.00	0.00	0.00	750.00
100-5-120-5527-00 Dues & Memberships	10,500.00	941.87	2,142.87	20.41	8,357.13
100-5-120-5528-00 Travel & Training	20,000.00	1,105.37	7,223.63	36.12	12,776.37
100-5-120-5529-00 Miscellaneous Expenses	2,500.00	400.00	1,191.97	47.68	1,308.03
100-5-120-5540-01 Software Maintenance	16,200.00	0.00	5,777.96	35.67	10,422.04
TOTAL OTHER CHARGES	62,100.00	2,764.12	17,449.11	28.10	44,650.89
<b>CAPITAL OUTLAY</b>					
TOTAL Administration	1,349,783.05	136,434.75	461,506.22	34.19	888,276.83
<b>Emergency Management</b>					
<b>PERSONNEL COSTS</b>					
100-5-130-5210-02 Overtime	5,500.00	0.00	0.00	0.00	5,500.00
100-5-130-5230-00 Payroll Tax Expense	750.00	0.00	0.00	0.00	750.00
TOTAL PERSONNEL COSTS	6,250.00	0.00	0.00	0.00	6,250.00
<b>SUPPLIES</b>					
100-5-130-5311-00 Supplies	4,500.00	0.00	14.00	0.31	4,486.00
100-5-130-5311-01 Occupation Supplies	3,500.00	0.00	62.33	1.78	3,437.67
100-5-130-5314-00 Publications/Ref Material	500.00	0.00	0.00	0.00	500.00
100-5-130-5316-00 Minor Tools & Equipment	2,500.00	0.00	0.00	0.00	2,500.00
100-5-130-5317-00 Commemoratives	1,200.00	0.00	0.00	0.00	1,200.00
100-5-130-5363-01 Fuel/Oil Expense	11,700.00	0.00	800.00	6.84	10,900.00
100-5-130-5381-00 Meeting Expenses	1,200.00	0.00	0.00	0.00	1,200.00
TOTAL SUPPLIES	25,100.00	0.00	876.33	3.49	24,223.67
<b>CONTRACTUAL</b>					
100-5-130-5411-10 Professional Svcs-Consulting	1,200.00	0.00	0.00	0.00	1,200.00
100-5-130-5411-13 Professional Svcs - I.T.	500.00	0.00	0.00	0.00	500.00
100-5-130-5434-00 Telecommunications	720.00	37.99	113.97	15.83	606.03
100-5-130-5469-01 Equipment Rental	2,000.00	0.00	0.00	0.00	2,000.00
TOTAL CONTRACTUAL	4,420.00	37.99	113.97	2.58	4,306.03
<b>OTHER CHARGES</b>					
100-5-130-5515-00 Advertising	150.00	0.00	0.00	0.00	150.00
100-5-130-5520-00 Printing	300.00	0.00	0.00	0.00	300.00
100-5-130-5527-00 Dues & Memberships	450.00	0.00	0.00	0.00	450.00
100-5-130-5528-00 Travel & Training	2,500.00	0.00	0.00	0.00	2,500.00
100-5-130-5529-00 Miscellaneous	650.00	0.00	0.00	0.00	650.00
TOTAL OTHER CHARGES	4,050.00	0.00	0.00	0.00	4,050.00
<b>CAPITAL OUTLAY</b>					
TOTAL Emergency Management	39,820.00	37.99	990.30	2.49	38,829.70

CITY OF FULSHEAR  
REVENUE & EXPENSE REPORT (UNAUDITED)  
AS OF: JANUARY 31ST, 2017

100-General Fund

33.33% OF YEAR COMP.

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<b>Municipal Court</b>					
=====					
<b>PERSONNEL COSTS</b>					
100-5-140-5210-00 Salaries	53,045.02	4,050.68	17,938.00	33.82	35,107.02
100-5-140-5210-01 Wages	37,000.00	2,700.00	11,389.70	30.78	25,610.30
100-5-140-5210-02 Overtime	2,000.00	0.00	97.43	4.87	1,902.57
100-5-140-5230-00 Payroll Tax Expense	7,158.58	463.42	2,014.54	28.14	5,144.04
100-5-140-5235-00 Employee Health Benefits	15,184.80	1,278.66	5,114.64	33.68	10,070.16
100-5-140-5238-00 Retirement Contribution	4,824.16	358.25	1,502.21	31.14	3,321.95
100-5-140-5239-00 Workers Compensation	500.00	0.00	0.00	0.00	500.00
100-5-140-5240-00 Unemployment	380.00	0.00	0.00	0.00	380.00
TOTAL PERSONNEL COSTS	120,092.56	8,851.01	38,056.52	31.69	82,036.04
<b>SUPPLIES</b>					
100-5-140-5311-00 Supplies	2,000.00	114.48	163.09	8.15	1,836.91
100-5-140-5314-00 Publications/Ref Material	400.00	0.00	0.00	0.00	400.00
100-5-140-5316-00 Minor Tools & Equipment	4,000.00	0.00	0.00	0.00	4,000.00
100-5-140-5326-00 Uniforms/Shirts	325.00	0.00	162.00	49.85	163.00
TOTAL SUPPLIES	6,725.00	114.48	325.09	4.83	6,399.91
<b>CONTRACTUAL</b>					
100-5-140-5411-00 Prof. Services - Legal	21,500.00	625.00	3,375.00	15.70	18,125.00
100-5-140-5411-03 Prof. Services - Judge	21,500.00	1,575.00	5,700.00	26.51	15,800.00
100-5-140-5411-06 Building Security - Bailiff	6,500.00	315.00	1,050.00	16.15	5,450.00
100-5-140-5411-07 Prof. Services - Juror Fees	500.00	0.00	600.00	120.00 (	100.00)
100-5-140-5411-08 Prof. Services - Interpretor	3,000.00	270.00	585.00	19.50	2,415.00
100-5-140-5434-00 Telecommunications	900.00	49.26	148.42	16.49	751.58
100-5-140-5475-02 Merchant Processing Fees	0.00	0.00	196.29	0.00 (	196.29)
TOTAL CONTRACTUAL	53,900.00	2,834.26	11,654.71	21.62	42,245.29
<b>OTHER CHARGES</b>					
100-5-140-5520-00 Printing	400.00	0.00	0.00	0.00	400.00
100-5-140-5527-00 Dues & Memberships	700.00	0.00	0.00	0.00	700.00
100-5-140-5528-00 Travel & Training	4,500.00	256.67	1,161.03	25.80	3,338.97
100-5-140-5529-00 Miscellaneous Expense	500.00	0.00	0.00	0.00	500.00
100-5-140-5540-02 Incode Software Maintenance	13,000.00	400.00	7,585.04	58.35	5,414.96
TOTAL OTHER CHARGES	19,100.00	656.67	8,746.07	45.79	10,353.93
<b>CAPITAL OUTLAY</b>					
TOTAL Municipal Court	199,817.56	12,456.42	58,782.39	29.42	141,035.17

100-General Fund

33.33% OF YEAR COMP.

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<b>Utility Services</b>					
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<b>PERSONNEL COSTS</b>					
100-5-170-5210-00 Salaries	48,925.19	4,103.33	17,103.58	34.96	31,821.61
100-5-170-5210-01 Wages	64,272.00	3,233.78	17,810.38	27.71	46,461.62
100-5-170-5210-02 Overtime	1,800.00	0.00	73.13	4.06	1,726.87
100-5-170-5230-00 Payroll Tax Expense	8,999.18	526.79	2,513.74	27.93	6,485.44
100-5-170-5235-00 Employee Health Benefits	22,777.20	639.33	2,557.32	11.23	20,219.88
100-5-170-5238-00 Retirement Contribution	6,064.54	387.48	1,783.80	29.41	4,280.74
100-5-170-5239-00 Workers Compensation	500.00	0.00	0.00	0.00	500.00
100-5-170-5240-00 Unemployment	570.00	0.00	0.00	0.00	570.00
<b>TOTAL PERSONNEL COSTS</b>	<b>153,908.11</b>	<b>8,890.71</b>	<b>41,841.95</b>	<b>27.19</b>	<b>112,066.16</b>
<b>SUPPLIES</b>					
100-5-170-5311-00 Supplies	2,500.00	90.89	546.90	21.88	1,953.10
100-5-170-5314-00 Publications/Ref Material	500.00	0.00	0.00	0.00	500.00
100-5-170-5315-00 Postage	15,000.00	1,296.00	5,127.00	34.18	9,873.00
100-5-170-5316-00 Minor Tools & Equipment	4,500.00	0.00	55.99	1.24	4,444.01
100-5-170-5326-00 Uniforms/Shirts	450.00	0.00	315.00	70.00	135.00
100-5-170-5380-00 Public Relations	2,500.00	0.00	0.00	0.00	2,500.00
<b>TOTAL SUPPLIES</b>	<b>25,450.00</b>	<b>1,386.89</b>	<b>6,044.89</b>	<b>23.75</b>	<b>19,405.11</b>
<b>CONTRACTUAL</b>					
100-5-170-5411-10 Prof. Services - Consulting	5,000.00	0.00	0.00	0.00	5,000.00
100-5-170-5434-00 Telecommunications	700.00	163.23	262.39	37.48	437.61
100-5-170-5469-01 Equipment Rental	3,300.00	0.00	700.05	21.21	2,599.95
<b>TOTAL CONTRACTUAL</b>	<b>9,000.00</b>	<b>163.23</b>	<b>962.44</b>	<b>10.69</b>	<b>8,037.56</b>
<b>OTHER CHARGES</b>					
100-5-170-5515-00 Advertising	500.00	0.00	0.00	0.00	500.00
100-5-170-5520-00 Printing	700.00	0.00	0.00	0.00	700.00
100-5-170-5527-00 Dues & Memberships	450.00	0.00	0.00	0.00	450.00
100-5-170-5528-00 Travel & Training	2,000.00	0.00	0.00	0.00	2,000.00
100-5-170-5530-00 Contingency	1,000.00	0.00	0.00	0.00	1,000.00
100-5-170-5540-02 Software Maintenance	6,000.00	404.00	2,112.13	35.20	3,887.87
<b>TOTAL OTHER CHARGES</b>	<b>10,650.00</b>	<b>404.00</b>	<b>2,112.13</b>	<b>19.83</b>	<b>8,537.87</b>
<b>TOTAL Utility Services</b>	<b>199,008.11</b>	<b>10,844.83</b>	<b>50,961.41</b>	<b>25.61</b>	<b>148,046.70</b>

Economic Development

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<b>PERSONNEL COSTS</b>					
100-5-180-5210-00 Salaries	85,490.06	6,528.28	28,874.45	33.78	56,615.61
100-5-180-5210-01 Wages	65,000.00	0.00	0.00	0.00	65,000.00
100-5-180-5210-02 Overtime	1,000.00	0.00	0.00	0.00	1,000.00
100-5-180-5210-03 Auto Allowance	0.00	369.24	738.48	0.00	738.48



100-General Fund

33.33% OF YEAR COMP.

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
100-5-180-5230-00 Payroll Tax Expense	11,963.96	501.28	2,201.81	18.40	9,762.15
100-5-180-5235-00 Employee Health Benefits	15,343.92	639.33	2,557.32	16.67	12,786.60
100-5-180-5238-00 Retirement Contribution	10,410.15	366.03	1,549.50	14.88	8,860.65
100-5-180-5239-00 Workers Compensation	250.00	0.00	0.00	0.00	250.00
100-5-180-5240-00 Unemployment	380.00	0.00	0.00	0.00	380.00
<b>TOTAL PERSONNEL COSTS</b>	<b>189,838.09</b>	<b>8,404.16</b>	<b>35,921.56</b>	<b>18.92</b>	<b>153,916.53</b>
<b>SUPPLIES</b>					
100-5-180-5311-00 Supplies	2,500.00	0.00	851.23	34.05	1,648.77
100-5-180-5314-00 Publications/Ref Material	730.00	0.00	12.00	1.64	718.00
100-5-180-5316-00 Minor Tools & Equipment	4,000.00	0.00	824.56	20.61	3,175.44
100-5-180-5326-00 Uniforms/Shirts	300.00	0.00	156.00	52.00	144.00
100-5-180-5363-00 Fuel/Oil Expense	2,400.00	0.00	30.62	1.28	2,430.62
100-5-180-5381-00 Meeting Expenses	500.00	0.00	20.21	4.04	479.79
<b>TOTAL SUPPLIES</b>	<b>10,430.00</b>	<b>0.00</b>	<b>1,833.38</b>	<b>17.58</b>	<b>8,596.62</b>
<b>CONTRACTUAL</b>					
100-5-180-5413-00 Prof. Services - Consulting	100,000.00	0.00	1,197.00	1.20	98,803.00
100-5-180-5434-00 Telecommunications	2,800.00	49.26	148.42	5.30	2,651.58
100-5-180-5440-00 Marketing	67,699.58	0.00	11,275.00	16.65	56,424.58
100-5-180-5461-02 Prof. Services - Events	75,000.00	0.00	20,172.88	26.90	54,827.12
<b>TOTAL CONTRACTUAL</b>	<b>245,499.58</b>	<b>49.26</b>	<b>32,793.30</b>	<b>13.36</b>	<b>212,706.28</b>
<b>OTHER CHARGES</b>					
100-5-180-5520-00 Printing	500.00	0.00	0.00	0.00	500.00
100-5-180-5527-00 Dues & Memberships	30,050.00	0.00	0.00	0.00	30,050.00
100-5-180-5528-00 Travel & Training	11,500.00	0.00	2,926.79	25.45	8,573.21
<b>TOTAL OTHER CHARGES</b>	<b>42,050.00</b>	<b>0.00</b>	<b>2,926.79</b>	<b>6.96</b>	<b>39,123.21</b>
<b>TOTAL Economic Development</b>	<b>487,817.67</b>	<b>8,453.42</b>	<b>73,475.03</b>	<b>15.06</b>	<b>414,342.64</b>
<b>General Facilities</b>					
=====					
<b>PERSONNEL COSTS</b>					
100-5-190-5211-00 Comm Ctr Events Supervisor	5,000.00	159.38	1,216.98	24.34	3,783.02
100-5-190-5211-01 Facilities Cleaning	29,700.00	2,469.81	9,578.61	32.25	20,121.39
<b>TOTAL PERSONNEL COSTS</b>	<b>34,700.00</b>	<b>2,629.19</b>	<b>10,795.59</b>	<b>31.11</b>	<b>23,904.41</b>
<b>SUPPLIES</b>					
100-5-190-5311-00 Supplies	6,000.00	356.90	1,487.52	24.79	4,512.48
100-5-190-5316-00 Minor Tools & Equipment	18,500.00	0.00	0.00	0.00	18,500.00
<b>TOTAL SUPPLIES</b>	<b>24,500.00</b>	<b>356.90</b>	<b>1,487.52</b>	<b>6.07</b>	<b>23,012.48</b>
<b>CONTRACTUAL</b>					
100-5-190-5421-00 Ins. Real & Personal Prop.	4,500.00	0.00	0.00	0.00	4,500.00
100-5-190-5431-00 Electricity	25,000.00	2,300.49	8,593.39	34.37	16,406.61
100-5-190-5434-00 Telecommunications	16,500.00	666.17	3,793.52	22.99	12,706.48
100-5-190-5435-00 Pest Control Services	2,000.00	75.00	295.00	14.75	1,705.00

CITY OF FULSHEAR  
REVENUE & EXPENSE REPORT (UNAUDITED)  
AS OF: JANUARY 31ST, 2017

100-General Fund

33.33% OF YEAR COMP.

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
100-5-190-5451-00 Security System	7,500.00	83.52	83.52	1.11	7,416.48
100-5-190-5469-02 Facility Rental	115,633.00	0.00	35,595.00	30.78	80,038.00
TOTAL CONTRACTUAL	171,133.00	3,125.18	48,360.43	28.26	122,772.57
<b>OTHER CHARGES</b>					
100-5-190-5570-01 Facilities Maintenance	15,000.00	2,261.11	4,497.06	29.98	10,502.94
100-5-190-5570-02 Facility Improvements	35,000.00	0.00	0.00	0.00	35,000.00
100-5-190-5571-00 Landscape Maintenance	0.00	900.09	900.09	0.00	900.09
TOTAL OTHER CHARGES	50,000.00	3,161.20	5,397.15	10.79	44,602.85
<b>CAPITAL OUTLAY</b>					
TOTAL General Facilities	280,333.00	9,272.47	66,040.69	23.56	214,292.31
<b>Police Dept</b>					
<b>PERSONNEL COSTS</b>					
100-5-210-5210-00 Salaries	168,405.23	13,080.86	57,100.15	33.91	111,305.08
100-5-210-5210-01 Wages	957,106.70	71,938.97	303,691.30	31.73	653,415.40
100-5-210-5210-02 Overtime	10,650.00	295.92	1,559.80	14.65	9,090.20
100-5-210-5210-03 Overtime - Grant Funded	5,000.00	0.00	0.00	0.00	5,000.00
100-5-210-5210-04 Overtime - DEA Funded	21,000.00	0.00	1,556.18	7.41	19,443.82
100-5-210-5210-05 Holiday Worked - Wage	36,000.00	6,370.02	17,149.62	47.64	18,850.38
100-5-210-5230-00 Payroll Tax Expense	89,478.20	6,503.79	26,910.62	30.08	62,567.58
100-5-210-5235-00 Employee Health Benefits	140,459.40	10,868.61	43,589.68	31.03	96,869.72
100-5-210-5238-00 Retirement Contribution	60,299.30	4,859.10	19,348.76	32.09	40,950.54
100-5-210-5239-00 Workers Compensation	22,000.00	0.00	0.00	0.00	22,000.00
100-5-210-5240-00 Unemployment	3,610.00	0.00	0.00	0.00	3,610.00
TOTAL PERSONNEL COSTS	1,514,008.83	113,917.27	470,906.11	31.10	1,043,102.72
<b>SUPPLIES</b>					
100-5-210-5311-00 Supplies	3,000.00	134.51	539.80	17.99	2,460.20
100-5-210-5311-05 Supplies - Police Duty	22,032.00	43.00	846.34	3.84	21,185.66
100-5-210-5314-00 Publications/Ref Material	500.00	0.00	0.00	0.00	500.00
100-5-210-5316-00 Minor Tools & Equipment	127,784.00	15,914.83	41,022.40	32.10	86,761.60
100-5-210-5317-00 Commemoratives	500.00	0.00	0.00	0.00	500.00
100-5-210-5326-00 Uniforms/Shirts	16,300.00	1,817.76	4,416.91	27.10	11,883.09
100-5-210-5363-00 Fuel/Oil Expenses	58,885.00	5,296.82	8,579.96	14.57	50,305.04
100-5-210-5363-01 Auto Repair/Maintenance	32,640.00	649.46	14,597.93	44.72	18,042.07
100-5-210-5364-00 Investigations	6,000.00	0.00	0.00	0.00	6,000.00
100-5-210-5380-00 Public Relations	1,200.00	0.00	254.08	21.17	945.92
100-5-210-5381-00 Miscellaneous Expenses	8,500.00	0.00	0.00	0.00	8,500.00
TOTAL SUPPLIES	277,341.00	23,856.38	70,257.42	25.33	207,083.58
<b>CONTRACTUAL</b>					
100-5-210-5411-10 Prof. Services - Consulting	12,500.00	0.00	12,500.00	100.00	0.00
100-5-210-5411-13 Prof. Services - I.T.	2,200.00	0.00	0.00	0.00	2,200.00
100-5-210-5421-01 Insurance General Liability	8,000.00	0.00	0.00	0.00	8,000.00

CITY OF FULSHEAR  
REVENUE & EXPENSE REPORT (UNAUDITED)  
AS OF: JANUARY 31ST, 2017

100-General Fund

33.33% OF YEAR COMP.

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
100-5-210-5421-02 Auto Liability	12,500.00	2,030.00	2,030.00	16.24	10,470.00
100-5-210-5421-04 Errors & Omissions	1,000.00	0.00	0.00	0.00	1,000.00
100-5-210-5430-00 Telecommunications-Web	3,688.00	0.00	0.00	0.00	3,688.00
100-5-210-5434-00 Telecommunications-PD	16,006.00	2,339.98	3,502.13	21.88	12,503.87
100-5-210-5467-00 Drug/Psych Testing	8,100.00	0.00	0.00	0.00	8,100.00
100-5-210-5469-01 Evidence Storage Rental	4,500.00	331.33	1,325.32	29.45	3,174.68
<b>TOTAL CONTRACTUAL</b>	<b>68,494.00</b>	<b>4,701.31</b>	<b>19,357.45</b>	<b>28.26</b>	<b>49,136.55</b>
<b>OTHER CHARGES</b>					
100-5-210-5520-00 Printing	1,500.00	0.00	0.00	0.00	1,500.00
100-5-210-5527-00 Dues & Memberships	2,000.00	500.00	842.16	42.11	1,157.84
100-5-210-5528-00 Travel & Training	12,000.00	295.00	1,855.60	15.46	10,144.40
100-5-210-5540-00 Technology Maintenance	9,289.00	0.00	7,471.73	80.44	1,817.27
<b>TOTAL OTHER CHARGES</b>	<b>24,789.00</b>	<b>795.00</b>	<b>10,169.49</b>	<b>41.02</b>	<b>14,619.51</b>
<b>CAPITAL OUTLAY</b>					
100-5-210-5600-00 Capital Outlay-Equipment	88,650.00	0.00	87,738.70	98.97	911.30
100-5-210-5600-01 Capital Outlay - Technology	35,545.00	0.00	0.00	0.00	35,545.00
<b>TOTAL CAPITAL OUTLAY</b>	<b>124,195.00</b>	<b>0.00</b>	<b>87,738.70</b>	<b>70.65</b>	<b>36,456.30</b>
<b>TOTAL Police Dept</b>	<b>2,008,827.83</b>	<b>143,269.96</b>	<b>658,429.17</b>	<b>32.78</b>	<b>1,350,398.66</b>
<b>Street Department</b>					
=====					
<b>SUPPLIES</b>					
100-5-410-5311-00 Supplies	12,500.00	0.00	0.00	0.00	12,500.00
100-5-410-5311-01 Supplies - Signage	15,000.00	0.00	64.00	0.43	14,936.00
100-5-410-5350-00 Street Maintenance	25,000.00	0.00	900.00	3.60	24,100.00
<b>TOTAL SUPPLIES</b>	<b>52,500.00</b>	<b>0.00</b>	<b>964.00</b>	<b>1.84</b>	<b>51,536.00</b>
<b>CONTRACTUAL</b>					
100-5-410-5411-10 Prof. Services - Consulting	25,000.00	0.00	0.00	0.00	25,000.00
100-5-410-5432-00 Electricity - Street Lights	225,000.00	20,989.91	77,129.11	34.28	147,870.89
<b>TOTAL CONTRACTUAL</b>	<b>250,000.00</b>	<b>20,989.91</b>	<b>77,129.11</b>	<b>30.85</b>	<b>172,870.89</b>
<b>TOTAL Street Department</b>	<b>302,500.00</b>	<b>20,989.91</b>	<b>78,093.11</b>	<b>25.82</b>	<b>224,406.89</b>
<b>Public Works &amp; Maint</b>					
=====					
<b>PERSONNEL COSTS</b>					
100-5-510-5210-00 Salaries	48,667.56	3,200.00	12,286.55	25.25	36,381.01
100-5-510-5210-01 Wages	98,057.65	11,981.62	41,449.14	42.27	56,608.51
100-5-510-5210-02 Overtime	5,500.00	35.67	753.10	13.69	4,746.90
100-5-510-5210-03 Auto Allowance	0.00	207.70	207.70	0.00	207.70
100-5-510-5230-00 Payroll Tax Expense	11,664.65	1,061.80	3,709.18	31.80	7,955.47
100-5-510-5235-00 Employee Health Benefits	30,369.60	3,196.65	11,507.94	37.89	18,861.66

CITY OF FULSHEAR  
REVENUE & EXPENSE REPORT (UNAUDITED)  
AS OF: JANUARY 31ST, 2017

100-General Fund

33.33% OF YEAR COMP.

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
100-5-510-5238-00 Retirement Contribution	7,707.79	826.41	2,809.66	36.45	4,898.13
100-5-510-5239-00 Workers Compensation	5,500.00	0.00	0.00	0.00	5,500.00
100-5-510-5240-00 Unemployment	760.00	0.00	0.00	0.00	760.00
<b>TOTAL PERSONNEL COSTS</b>	<b>208,227.25</b>	<b>20,509.85</b>	<b>72,723.27</b>	<b>34.92</b>	<b>135,503.98</b>
<b>SUPPLIES</b>					
100-5-510-5311-00 Supplies	2,500.00	303.67	530.55	21.22	1,969.45
100-5-510-5314-00 Publications/Ref Material	500.00	0.00	0.00	0.00	500.00
100-5-510-5316-00 Minor Tools & Equipment	5,500.00	0.00	0.00	0.00	5,500.00
100-5-510-5326-00 Uniforms/Shirts	1,200.00	0.00	519.00	43.25	681.00
100-5-510-5363-00 Fuel/Oil Expense	12,500.00	1,480.93	1,978.67	15.83	10,521.33
100-5-510-5363-01 Equip Repair/Maintenance	12,000.00	(914.73)	2,445.73	20.38	9,554.27
<b>TOTAL SUPPLIES</b>	<b>34,200.00</b>	<b>869.87</b>	<b>5,473.95</b>	<b>16.01</b>	<b>28,726.05</b>
<b>CONTRACTUAL</b>					
100-5-510-5411-10 Prof. Services - Consulting	5,000.00	0.00	500.00	10.00	4,500.00
100-5-510-5434-00 Telecommunications	4,200.00	183.61	569.52	13.56	3,630.48
100-5-510-5469-01 Equipment Rental	10,000.00	0.00	0.00	0.00	10,000.00
<b>TOTAL CONTRACTUAL</b>	<b>19,200.00</b>	<b>183.61</b>	<b>1,069.52</b>	<b>5.57</b>	<b>18,130.48</b>
<b>OTHER CHARGES</b>					
100-5-510-5527-00 Dues & Memberships	500.00	0.00	0.00	0.00	500.00
100-5-510-5528-00 Travel & Training	4,500.00	902.72	902.72	20.06	3,597.28
<b>TOTAL OTHER CHARGES</b>	<b>5,000.00</b>	<b>902.72</b>	<b>902.72</b>	<b>18.05</b>	<b>4,097.28</b>

CAPITAL OUTLAY

TOTAL Public Works & Maint 266,627.25 22,466.05 80,169.46 30.07 186,457.79

Planning & Developmnt

PERSONNEL COSTS

100-5-520-5210-00 Salaries	85,000.00	3,248.00	9,648.00	11.35	75,352.00
100-5-520-5210-03 Auto Allowance	7,200.00	207.70	623.10	8.65	6,576.90
100-5-520-5230-00 Payroll Tax Expense	6,757.50	251.14	746.44	11.05	6,011.06
100-5-520-5235-00 Employee Health Benefits	7,592.40	0.00	0.00	0.00	7,592.40
100-5-520-5238-00 Retirement Contribution	4,553.88	174.51	518.69	11.39	4,035.19
100-5-520-5239-00 Worker's Compensation	200.00	0.00	0.00	0.00	200.00
100-5-520-5240-00 Unemployment	190.00	0.00	0.00	0.00	190.00
<b>TOTAL PERSONNEL COSTS</b>	<b>111,493.78</b>	<b>3,881.35</b>	<b>11,536.23</b>	<b>10.35</b>	<b>99,957.55</b>

SUPPLIES

100-5-520-5311-00 Supplies	3,500.00	36.57	36.57	1.04	3,463.43
100-5-520-5314-00 Publication/Ref Material	1,200.00	0.00	0.00	0.00	1,200.00
100-5-520-5316-00 Minor Tools & Equipment	8,500.00	0.00	0.00	0.00	8,500.00
100-5-520-5326-00 Uniforms/Shirts	300.00	0.00	0.00	0.00	300.00
100-5-520-5363-00 Fuel/Oil Expense	2,500.00	0.00	0.00	0.00	2,500.00
100-5-520-5363-01 Auto Repair/Maintenance	1,500.00	0.00	0.00	0.00	1,500.00
<b>TOTAL SUPPLIES</b>	<b>17,500.00</b>	<b>36.57</b>	<b>36.57</b>	<b>0.21</b>	<b>17,463.43</b>

100-General Fund

33.33% OF YEAR COMP.

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<b>CONTRACTUAL</b>					
100-5-520-5411-10 Prof. Services - Consulting	150,000.00	0.00	14,220.00	9.48	135,780.00
100-5-520-5411-11 Prof. Services -Engineering	125,000.00	0.00	370.00	0.30	124,630.00
100-5-520-5434-00 Telecommunications	1,000.00	49.26	49.26	4.93	950.74
100-5-520-5469-00 Equipment Rental	1,000.00	0.00	0.00	0.00	1,000.00
<b>TOTAL CONTRACTUAL</b>	<b>277,000.00</b>	<b>49.26</b>	<b>14,639.26</b>	<b>5.28</b>	<b>262,360.74</b>
<b>OTHER CHARGES</b>					
100-5-520-5527-00 Dues & Memberships	1,500.00	0.00	0.00	0.00	1,500.00
100-5-520-5528-00 Travel & Training	5,000.00	0.00	45.00	0.90	4,955.00
100-5-520-5529-00 Miscellaneous	1,000.00	0.00	0.00	0.00	1,000.00
100-5-520-5560-07 Software Maintenance	88,000.00	0.00	0.00	0.00	88,000.00
<b>TOTAL OTHER CHARGES</b>	<b>95,500.00</b>	<b>0.00</b>	<b>45.00</b>	<b>0.05</b>	<b>95,455.00</b>
<b>TOTAL Planning &amp; Developmnt</b>	<b>501,493.78</b>	<b>3,967.18</b>	<b>26,257.06</b>	<b>5.24</b>	<b>475,236.72</b>
<b>Builder Services</b>					
<b>PERSONNEL COSTS</b>					
100-5-530-5210-00 Salaries	133,612.92	10,309.01	45,233.97	33.85	88,378.95
100-5-530-5210-01 Wages	345,566.64	16,589.46	72,912.05	21.10	272,654.59
100-5-530-5210-02 Overtime	5,500.00	0.00	0.00	0.00	5,500.00
100-5-530-5230-00 Payroll Tax Expense	38,094.78	1,870.67	8,319.31	21.84	29,775.47
100-5-530-5235-00 Employee Health Benefits	75,924.00	4,475.31	17,901.24	23.58	58,022.76
100-5-530-5238-00 Retirement Contribution	25,672.05	1,427.80	6,035.83	23.51	19,636.22
100-5-530-5239-00 Workers Compensation	2,500.00	0.00	0.00	0.00	2,500.00
100-5-530-5240-00 Unemployment	1,900.00	0.00	0.00	0.00	1,900.00
<b>TOTAL PERSONNEL COSTS</b>	<b>628,770.39</b>	<b>34,672.25</b>	<b>150,402.40</b>	<b>23.92</b>	<b>478,367.99</b>
<b>SUPPLIES</b>					
100-5-530-5311-00 Supplies	6,000.00	80.61	1,516.48	25.27	4,483.52
100-5-530-5314-00 Publications/Ref Material	1,500.00	283.83	498.83	33.26	1,001.17
100-5-530-5316-00 Minor Tools & Equipment	5,500.00	0.00	0.00	0.00	5,500.00
100-5-530-5326-00 Uniforms/Shirts	2,000.00	0.00	399.42	19.97	1,600.58
100-5-530-5363-00 Fuel/Oil Expense	6,500.00	628.14	959.98	14.77	5,540.02
100-5-530-5363-01 Auto Repair/ Maintenance	5,000.00	470.53	1,932.45	38.65	3,067.55
100-5-530-5380-00 Public Relations	500.00	0.00	0.00	0.00	500.00
<b>TOTAL SUPPLIES</b>	<b>27,000.00</b>	<b>1,463.11</b>	<b>5,307.16</b>	<b>19.66</b>	<b>21,692.84</b>
<b>CONTRACTUAL</b>					
100-5-530-5411-10 Prof. Services - Consulting	16,500.00	0.00	0.00	0.00	16,500.00
100-5-530-5411-11 Prof. Services- Engineering	5,000.00	0.00	0.00	0.00	5,000.00
100-5-530-5411-12 Prof. Services-Code Enforce	5,500.00	0.00	0.00	0.00	5,500.00
100-5-530-5434-00 Telecommunications	7,500.00	181.31	680.61	9.07	6,819.39
100-5-530-5461-05 Prof Services - I.T.	100.00	0.00	0.00	0.00	100.00
100-5-530-5469-01 Equipment Rental	6,000.00	331.33	1,325.32	22.09	4,674.68
<b>TOTAL CONTRACTUAL</b>	<b>40,600.00</b>	<b>512.64</b>	<b>2,005.93</b>	<b>4.94</b>	<b>38,594.07</b>

CITY OF FULSHEAR  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: JANUARY 31ST, 2017

100-General Fund

33.33% OF YEAR COMP.

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>OTHER CHARGES</u>					
100-5-530-5520-00 Printing	5,000.00	0.00	901.20	18.02	4,098.80
100-5-530-5527-00 Dues & Memberships	1,500.00	190.00	300.00	20.00	1,200.00
100-5-530-5528-00 Travel & Training	11,500.00	2,396.14	3,718.96	32.34	7,781.04
100-5-530-5529-00 Miscellaneous Expense	1,500.00	0.00	85.27	5.68-	1,585.27
100-5-530-5540-05 Software Maintenance	7,200.00	0.00	1,759.55	24.44	5,440.45
TOTAL OTHER CHARGES	26,700.00	2,586.14	6,594.44	24.70	20,105.56
<u>CAPITAL OUTLAY</u>					
100-5-530-5600-01 Capital Outlay - Technology	7,500.00	0.00	0.00	0.00	7,500.00
TOTAL CAPITAL OUTLAY	7,500.00	0.00	0.00	0.00	7,500.00
TOTAL Builder Services	730,570.39	39,234.14	164,309.93	22.49	566,260.46
Debt Service					
=====					
TOTAL EXPENDITURES	9,111,361.76	422,974.67	2,070,701.04	22.73	7,040,660.72
REVENUES OVER/(UNDER) EXPENDITURES	( 1,523,103.17)	1,048,260.71	762,188.50		( 2,285,291.67)

\*\*\* END OF REPORT \*\*\*



## CITY OF FULSHEAR

"FIND YOUR FUTURE IN FULSHEAR"

30603 FM 1093 WEST/ PO Box 279 ~ FULSHEAR, TEXAS 77441

PHONE: 281-346-1796 ~ FAX: 281-346-2556

[WWW.FULSHEARTEXAS.GOV](http://WWW.FULSHEARTEXAS.GOV)

### CITY COUNCIL:

MAYOR: Jeff Roberts

MAYOR PRO-TEM: Erin Tristan

COUNCIL MEMBER: Stephen Gill

COUNCIL MEMBER: Tricia Krenek

COUNCIL MEMBER: Lauren Ashley

COUNCIL MEMBER: Ramona Ridge

### STAFF:

CITY MANAGER: C. J. Snipes

CITY SECRETARY: D. Gordon Offord

CITY ATTORNEY: J. Grady Randle

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## SPECIAL CITY COUNCIL MINUTES JANUARY 10, 2017

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### I. OPENING

#### A. CALL TO ORDER

A SPECIAL CITY COUNCIL MEETING WAS CALLED TO ORDER BY MAYOR JEFF W. ROBERTS TUESDAY, JANUARY 10, 2017 AT 6:11 P.M. IN THE FULSHEAR CITY HALL LOCATED AT 30603 FM 1093 ROAD, FULSHEAR TEXAS 77441 AND ALL CITIZENS WERE WELCOMED. MAYOR ROBERTS WISHED EVERYONE A HAPPY NEW YEAR AND WELCOMED ALL THE AUDIENCE.

#### B. QUORUM & ROLL CALL

MAYOR ROBERTS ANNOUNCED THAT ALL CITY COUNCIL MEMBERS WERE PRESENT.

#### MEMBERS PRESENT:

JEFF W. ROBERTS, MAYOR

ERIN TRISTAN, MAYOR PRO TEM

LAUREN ASHLEY, COUNCIL MEMBER

STEPHEN GILL, COUNCIL MEMBER

TRICIA KRENEK, COUNCIL MEMBER

RAMONA RIDGE, COUNCIL MEMBER

#### CITY STAFF PRESENT:

D. (DIANA) GORDON OFFORD, CITY SECRETARY

C. J. SNIPES, CITY MANAGER

J. GRADY RANDLE, CITY ATTORNEY

KIMBERLY KOPECKY, DEPUTY CITY SECRETARY

**SPECIAL CITY COUNCIL MINUTES  
JANUARY 10, 2017  
PAGE 2**

*CONTINUE OF CITY STAFF:  
ANGELA FRITZ, ECONOMIC DEVELOPMENT DIRECTOR  
WES VELA, FINANCE OFFICER*

*OTHERS PRESENT:  
EIGHT WHO DID NOT SIGN IN*

**II. BUSINESS ITEMS**

**A. CONSIDERATION AND POSSIBLE ACTION ON RESOLUTION No. 2017- 377 A RESOLUTION OF THE CITY OF FULSHEAR APPROVING CHANGE IN DATE FOR THE JANUARY REGULAR MEETING FROM JANUARY 17, 2017 TO JANUARY 24, 2017**

*A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO APPROVE RESOLUTION NO. 2017-377 A RESOLUTION OF THE CITY OF FULSHEAR APPROVING CHANGE IN DATE FOR THE JANUARY REGULAR MEETING FROM JANUARY 17, 2017 TO JANUARY 24, 2017. IT WAS SECONDED BY COUNCIL MEMBER RIDGE.*

*COUNCIL MEMBER KRENEK ASKED FOR CLARIFICATION REGARDING THE TIME OF THE HEARING. CITY ATTORNEY, J. GRADY RANDLE, STATED 2PM. MAYOR ROBERTS REITERATED THAT A COUPLE OF COUNCIL MEMBERS WILL BE OUT OF TOWN AT THE HEARING AND THIS IS THE REASON FOR THE CHANGE IN COUNCIL MEETING DATES.*

*THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: COUNCIL MEMBER ASHLEY, GILL, KRENEK, RIDGE, AND TRISTAN*

*NAYS: NONE*

**B. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE No. 2017- 1235 AN ORDINANCE OF THE CITY OF FULSHEAR DESIGNATING COUNCIL MEMBER DISTRICTS OPEN FOR CONSIDERATION AT THE MAY, 2017 GENERAL ELECTION**

*MAYOR ROBERTS STATED THAT NOW WE HAVE A HOME RULE CHARTER THAT HAS RESULTED IN HAVING DISTRICTS FOR THE CITY. WE NOW HAVE TO DETERMINE WHICH DISTRICTS GO UP FOR THE MAY 2017 ELECTION. THE POSITIONS AVAILABLE WILL BE TWO DISTRICTS AND ONE AT LARGE POSITION. MAYOR ROBERTS STATED CURRENTLY THERE WILL BE TWO POSITIONS UP FOR RE-ELECTION. MAYOR ROBERTS TURNED IT OVER TO COUNCIL FOR DISCUSSION.*

*THERE WAS A SHORT DISCUSSION BETWEEN THE COUNCIL AND CITY ATTORNEY. FOR ALL THE SPECIFICS, REQUEST A COPY OF THE TAPE RECORDING. AT THE END OF THE DISCUSSION, IT WAS STATED THAT AFTER THE ELECTION IN MAY, 2017, THERE WILL BE A SIX COUNCIL MEMBER COUNCIL AND ONE MAYOR.*



**SPECIAL CITY COUNCIL MINUTES  
JANUARY 10, 2017  
PAGE 3**

*A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE THE AT LARGE POSITION ALONG WITH DISTRICTS THREE (3) AND FIVE (5) WHICH WILL BE COVERED BY ORDINANCE NO. 2017-1235. IT WAS SECONDED BY COUNCIL MEMBER GILL.*

*AN AMENDMENT MOTION BY MAYOR PRO TEM TRISTAN TO APPROVE DISTRICTS 1 (ONE) AND 5 (FIVE) AND ONE AT LARGE POSITION. IT WAS SECONDED BY COUNCIL MEMBER RIDGE.*

*CITY ATTORNEY RANDLE STATED THAT UNDER ROBERTS RULE, THERE WILL BE A VOTE ON FIRST MOTION AND THEN THE AMENDED MOTION BUT FIRST A DISCUSSION.*

*COUNCIL MEMBER GILL STATED HE WOULD LIKE TO KNOW THE LOGIC ON EACH OF THESE PROPOSALS.*

*MAYOR PRO TEM TRISTAN STATED THAT THE PROBLEM WITH DISTRICT 3 WOULD BE FINDING SOMEONE TO RUN SINCE THE MAJORITY OF THE RESIDENTS ARE NEW TO THE CITY.*

*CITY ATTORNEY EXPLAINED THE RESIDENCY REQUIREMENTS RULES RUNNING FOR COUNCIL.*

*COUNCIL MEMBER KRENEK EXPLAINED TO THE COUNCIL TO GET A DIVERSITY ON COUNCIL SINCE THE MAJORITY OF THE DISTRICTS ARE IN CROSS CREEK RANCH SUBDIVISION. COUNCIL MEMBER KRENEK OUTLINED THE REPRESENTATION CURRENTLY ON COUNCIL. SHE STATES THREE AREAS STILL NOT REPRESENTED AND THEY SHOULD HAVE AN EQUAL STAKE IN THE GAME. SHE STATED IF 3 AND 5 ARE CHOSEN THIS WILL GIVE EQUAL REPRESENTATION WHICH IS WHAT THE CHARTER WAS DESIGNED TO DO. COUNCIL MEMBER GILL STATES HE AGREES WITH THAT. FOR ALL OF THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING.*

*COUNCIL MEMBER ASHLEY ASKED WHAT WILL HAPPEN IF NO ONE RUNS. CITY ATTORNEY RANDLE STATED THAT COUNCIL CAN APPOINT SOMEONE.*

*COUNCIL MEMBER RIDGE STATED THAT SHE PREFERS TO RUN FOR DISTRICT 1 POSITION AND MR. GILL CAN RUN AT LARGE ON NEXT YEAR.*

*MAYOR ROBERTS STATED WE WILL NOW TAKE A VOTE ON THE AMENDED MOTION FIRST. A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN FOR DISTRICT 1, DISTRICT 5 AND ONE AT LARGE. IT WAS SECONDED BY COUNCIL MEMBER RIDGE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: COUNCIL MEMBER ASHLEY, RIDGE, AND TRISTAN*

*NAYS: COUNCIL MEMBER GILL AND KRENEK*

*MOTION PASSES.*

**SPECIAL CITY COUNCIL MINUTES  
JANUARY 10, 2017  
PAGE 4**

MAYOR ROBERTS ASKED IF THERE WAS A NEED TO VOTE ON ORIGINAL MOTION AND CITY ATTORNEY RANDLE STATED YES SINCE THE ORDINANCE NEEDS TO BE PASSED. THERE WAS DISCUSSION AMONG THE COUNCIL REGARDING THE ORIGINAL MOTION. THE AMENDED MOTION BECOMES THE ONE THAT IS VOTED ON IN THE ORDINANCE.

A MOTION WAS MADE BY MAYOR PRO TEM TRISTAN TO APPROVE ORDINANCE NO. 2017-1235 AN ORDINANCE OF THE CITY OF FULSHEAR DESIGNATING COUNCIL MEMBER DISTRICTS ONE (1), FIVE (5), AND ONE AT LARGE POSITION FOR THE MAY 2017 GENERAL ELECTION IN THE CITY OF FULSHEAR. IT WAS SECONDED BY COUNCIL MEMBER RIDGE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER ASHLEY, RIDGE, AND TRISTAN  
NAYS: COUNCIL MEMBER GILL AND KRENEK

MOTION PASSES.

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO ENTER INTO EXECUTIVE SESSION AT 6:28 P.M. IT WAS SECONDED BY COUNCIL MEMBER RIDGE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER ASHLEY, GILL, KRENEK, RIDGE, AND TRISTAN  
NAYS: NONE

**III. EXECUTIVE SESSION – CLOSED SESSION IN ACCORDANCE WITH THE GOVERNMENT CODE 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING. A governmental body may not conduct a private consultation with its attorney except:**

- 1) WHEN THE GOVERNMENTAL BODY SEEKS THE ADVICE OF ITS ATTORNEY ABOUT:
  - a) PENDING OR CONTEMPLATED LITIGATION; OR
  - b) A SETTLEMENT OFFER; OR
- 2) ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THIS CHAPTER.

**LITIGATION ISSUES RELATED TO CITY OF FULSHEAR V. KEN PAXTON, ET. AL.**

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MAYOR ROBERTS ANNOUNCED THAT COUNCIL WOULD ENTER INTO EXECUTIVE SESSION AT 6:28 PM AND ALL COUNCIL MEMBERS WERE PRESENT.

**SPECIAL CITY COUNCIL MINUTES  
JANUARY 10, 2017  
PAGE 5**

**IV. RECONVENE AND TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION IF DEEMED APPROPRIATE**

*MAYOR ROBERTS ANNOUNCED THAT COUNCIL WOULD RECONVENED BACK INTO REGULAR SESSION AT 8:06 PM AND ALL COUNCIL MEMBERS ARE PRESENT.*

*MAYOR ROBERTS ASKED IF THERE WAS ANY ACTION TO BE TAKEN FROM THE EXECUTIVE SESSION.*

*A MOTION WAS MADE BY COUNCIL MEMBER RIDGE TO APPROVE AN ADDITIONAL \$40,000 TO WINSTEAD MAKING A TOTAL OF \$65,000 TO REPRESENT THE CITY IN THE LAWSUIT. IT WAS SECONDED BY COUNCIL MEMBER ASHLEY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: COUNCIL MEMBER ASHLEY, GILL, KRENEK, RIDGE, AND TRISTAN*

*NAYS: NONE*

*MOTION PASSES.*

**V. ADJOURNMENT**

*A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO ADJOURN. IT WAS SECONDED BY COUNCIL MEMBER RIDGE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: COUNCIL MEMBER ASHLEY, GILL, KRENEK, RIDGE, AND TRISTAN*

*NAYS: NONE*

*MAYOR ROBERTS ANNOUNCED THAT WE ARE ADJOURNED AT 8:07 P.M.*

---

*JEFF W. ROBERTS, MAYOR*

*ATTEST:*

---

*D. (DIANA) GORDON OFFORD, CITY SECRETARY*



# CITY OF FULSHEAR

*"FIND YOUR FUTURE IN FULSHEAR"*

30603 FM 1093 WEST/ PO Box 279 ~ FULSHEAR, TEXAS 77441

PHONE: 281-346-1796 ~ FAX: 281-346-2556

[WWW.FULSHEARTEXAS.GOV](http://WWW.FULSHEARTEXAS.GOV)

## CITY COUNCIL:

MAYOR: Jeff Roberts

MAYOR PRO-TEM: Erin Tristan

COUNCIL MEMBER: Stephen Gill

COUNCIL MEMBER: Tricia Krenek

COUNCIL MEMBER: James Murdoch

COUNCIL MEMBER: Ramona Ridge

## STAFF:

CITY MANAGER: C.J. Snipes

CITY SECRETARY: D. Gordon Offord

CITY ATTORNEY: J. Grady Randle

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## REGULAR CITY COUNCIL MINUTES JANUARY 24, 2017

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### **I. OPENING**

#### **A. CALL TO ORDER**

A REGULAR CITY COUNCIL MEETING WAS CALLED TO ORDER BY MAYOR JEFF W. ROBERTS ON JANUARY 24, 2017 AT 7:00 P.M. IN THE FULSHEAR CITY HALL, LOCATED AT 30603 FM 1093, FULSHEAR, TEXAS 77441. EVERYONE WAS THANKED FOR BEING AT THE MEETING.

#### **B. QUORUM & ROLL CALL**

MAYOR ROBERTS ANNOUNCED THAT A QUORUM WAS PRESENT.

##### **MEMBERS PRESENT:**

JEFF W. ROBERTS, MAYOR

STEPHEN GILL, COUNCIL MEMBER

RAMONA RIDGE, COUNCIL MEMBER

LAUREN ASHLEY, COUNCIL MEMBER

TRICIA KRENEK, COUNCIL MEMBER

##### **MEMBERS ABSENT:**

ERIN TRISTAN, MAYOR PRO TEM

##### **CITY STAFF PRESENT:**

KIMBERLY KOPECKY, DEPUTY CITY SECRETARY

C.J. SNIPES, CITY MANAGER

MICHELLE KILLEBREW, BUILDING OFFICIAL

PAULA RYAN, ASSISTANT CITY MANAGER

KENNY SEYMOUR, CHIEF OF POLICE

ANGELA FRITZ, ECONOMIC DEVELOPMENT DIRECTOR

J. GRADY RANDLE, CITY ATTORNEY  
BRANT GARY, EXECUTIVE DIRECTOR OF PLANNING & DEVELOPMENT  
SHARON VALIANTE, PUBLIC WORKS DIRECTOR

**CITY STAFF ABSENT:**

D (DIANA) GORDON OFFORD, CITY SECRETARY

**OTHERS PRESENT:**

KIM STACY  
KEVIN GILLIGAN  
KARENA HAUFER  
BILL HEEDE  
ALENA HEEDE  
DAN WARD  
GERALD GRISSOM  
TREY DEVILLIER  
CARY WILKINS  
LAURIE SZANTAY  
JULIE WARD  
DOUG KONOPKA  
DAWN MCREA  
TOMMY KUYKENDALL  
SONYA SIMMONS  
DANNY CURTIS  
JULIE DOWDALL  
JOHN DOWDALL  
JOHN KISER  
PAMELA DAVENPORT  
MIKE DAVENPORT  
RHONDA KUYKENDALL  
AND ABOUT 19 OTHERS WHO DID NOT SIGN IN

**C. INVOCATION – REVEREND CARY WILKINS, FIRST UNITED METHODIST CHURCH**

REV. CARY WILKINS PROVIDED THE PRAYER.

**D. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG – I PLEDGE ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA AND TO THE REPUBLIC FOR WHICH IT STANDS, ONE NATION UNDER GOD, INDIVISIBLE AND WITH LIBERTY AND JUSTICE FOR ALL**

**E. PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG – HONOR THE TEXAS FLAG; I PLEDGE ALLEGIANCE TO THEE, TEXAS, ONE STATE UNDER GOD, ONE AND INDIVISIBLE**

MAYOR ROBERTS LED THE AUDIENCE IN BOTH PLEDGES

**II. CITIZEN COMMENTS**

**THIS IS AN OPPORTUNITY FOR CITIZENS TO SPEAK TO COUNCIL RELATING TO AGENDA AND NON-AGENDA ITEMS. SPEAKERS ARE ADVISED THAT COMMENTS CANNOT BE RECEIVED ON MATTERS WHICH ARE THE SUBJECT OF A PUBLIC HEARING ONCE**

**THE HEARING HAS BEEN CLOSED. SPEAKERS ARE REQUIRED TO REGISTER IN ADVANCE AND MUST LIMIT THEIR PRESENTATIONS TO THREE MINUTES EACH.**

*JULIE WARD- STATES SHE 100% AGREES WITH THE PROPOSED RESOLUTION TO CREATE A TREE PROTECTION POLICY. SHE DOES NOT AGREE WITH THE PROPOSED ORDINANCE. (FOR FULL COMMENTARY, REQUEST AUDIO)*

*DOUG KONOPKA- ASKS COUNCIL NOT TO VOTE ON TREE RESOLUTION AND ORDINANCE TONIGHT. AT THE END OF A PREVIOUS MEETING, MAYOR AND COUNCIL WAS SUPPOSED TO COME BACK AND ANSWER QUESTIONS PRIOR TO TAKING ACTION ON THESE ITEMS. (FOR FULL COMMENTARY, REQUEST AUDIO)*

*DAWN McCREA- SHE IS ASKING CITY COUNCIL TO PASS AND PUT THE TREE ORDINANCE INTO PLACE SO WE CAN ENJOY OUR TREES NOW INSTEAD OF WAITING DECADES FOR OUR FAMILIES TO LOOK AT THEM LATER. (FOR FULL COMMENTARY, REQUEST AUDIO)*

*TOMMY KUYKENDALL- SPEAKS REGARDING TREE PRESERVATION. WE WANT TO SAVE OUR TREES. HE WOULD LIKE TO HEAR COUNCIL'S VISION AND HOW THIS WILL BE ENFORCED. (FOR FULL COMMENTARY, REQUEST AUDIO)*

*SONYA SIMMONS- DITTO TO EVERYTHING DAWN McCREA SAID. A HUGE PRIORITY FOR NEW RESIDENTS IS A TREE POLICY AND SHE IS VERY MUCH IN FAVOR OF PASSING THIS POLICY TONIGHT. (FOR FULL COMMENTARY, REQUEST AUDIO)*

*DANNY CURTIS- ASKING THAT WE CREATE SOMETHING TO PROTECT THE TREES THAT WE HAVE. WE DO NOT NEED AN ORDINANCE THAT IS GOING TO BURDEN INDIVIDUAL LAND OWNERS. WE DO NOT NEED TO CREATE A FOREST. LET'S STOP THE BLANKET DESTRUCTION OF TREES IN THIS AREA AND WORK WITH DEVELOPERS TO FIND SOMETHING THAT MAKES SENSE FOR EVERYONE. (FOR FULL COMMENTARY, REQUEST AUDIO)*

*JULIE DOWDALL- SPEAKS REGARDING TREES. I WOULD LIKE TO SEE THIS PASSED AS SOON AS POSSIBLE. WAY TOO MANY TREES HAVE BEEN CUT DOWN AND WE NEED TO STOP. (FOR FULL COMMENTARY, REQUEST AUDIO)*

*JOHN DOWDALL- THERE SHOULD BE SOME TYPE OF TREE ORDINANCE. (FOR FULL COMMENTARY, REQUEST AUDIO)*

*JOHN KAISER- SPEAKS ABOUT THE TREE RESOLUTION AND CLEARING OF TREES WITH NO RETENTION (FOR FULL COMMENTARY, REQUEST AUDIO)*

*MIKE DAVENPORT- FIXING UP HOUSE ON 2<sup>ND</sup> STREET. HE FULLY SUPPORTS THE TREE ORDINANCE. (FOR FULL COMMENTARY, REQUEST AUDIO)*

*RHONDA KUYKENDALL- SHE SPOKE REGARDING ETHICS. SHE PLAYED AUDIO FROM EDC MEETING. (FOR FULL COMMENTARY, REQUEST AUDIO)*

*ROB BAMFORD- CROSS CREEK RANCH HAS PLANTED OVER 50,000 TREES. HIS CONCERN IS THE TREE ORDINANCE. (FOR FULL COMMENTARY, REQUEST AUDIO)*

**III. PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING SHALL BE HELD BY THE CITY COUNCIL OF THE CITY OF FULSHEAR AT ITS JANUARY 24, 2017 MEETING AT 7:00 P.M. IN THE FULSHEAR CITY HALL, COUNCIL CHAMBERS LOCATED AT 30603 FM 1093, FULSHEAR, TEXAS 77441**

**THE PURPOSE OF THE HEARING IS TO RECEIVE COMMENTS FROM INTERESTED INDIVIDUALS REGARDING REQUEST FOR SPECIAL USE PERMIT. THE LOCATION OF THE PREMISES IN QUESTION IS LOCATED IN THE DOWNTOWN DISTRICT, LOT 1 BLOCK 1, PLATINUM ESTATES, SPECIFICALLY THE ADDRESS IS 30406 SECOND STREET, FULSHEAR, TEXAS 77441.**

**THE APPLICANT IS SEEKING A VARIANCE TO THE ZONING ORDINANCE SO AS TO PERMIT THE CONSTRUCTION OF AN ACCESSORY STRUCTURE 5 FOOT OFF OF THE FRONT PROPERTY LINE ON SECOND STREET. SPECIFIC RELIEF IS REQUESTED FROM SECTION 1-163 (B) (5) WHICH STATES THAT THE MINIMUM FRONT BUILDING LINE SETBACK SHALL BE 25 FEET FROM SINGLE FAMILY PROPERTIES. THE APPLICANT RESERVES THE RIGHT TO SUPPLEMENT THIS APPLICATION AND/OR SEEK AT THE TIME OF THE HEARING, SUCH OTHER APPROVALS, INTERPRETATIONS, AND/OR WAIVERS AS MAY BE REQUESTED OR REQUIRED BY THE APPLICANT OR THE BOARD.**

PROJECT SITE LOCATION: 30406 SECOND STREET, FULSHEAR, TEXAS 77441

PROPERTY OWNER: MIKE DAVENPORT

A COPY OF SAID APPLICATION AND DOCUMENTS IS ON FILE AT THE CITY OF FULSHEAR CITY HALL LOCATED AT 30603 FM 1093, FULSHEAR, TEXAS 77441. IF YOU HAVE ANY QUESTIONS REGARDING THIS REQUEST, PLEASE CALL THE CITY SECRETARY'S OFFICE AT 281-346-1796 X204.

THE PUBLIC HEARING WAS OPENED AT 7:27 P.M.

MICHELLE KILLEBREW EXPLAINS THAT THE PROPERTY ALREADY HAS AN ACCESSORY BUILDING ON OR OVER THE PROPERTY LINE A LITTLE. THE OWNER IS WANTING TO REMOVE THAT AND REPLACE IT 5 FOOT OFF OF THE PROPERTY LINE WITH A NEW STRUCTURE FOR A POOL CABANA. THEY DO NOT WANT TO GET RID OF THE TREES. CJ/MICHELLE SAYS STAFF RECOMMENDS APPROVAL.

MR. BEMENT SPEAKS ABOUT MAKING MR. DAVENPORT GO THROUGH ALL THE STEPS OF AN SUP. (FOR FULL COMMENTARY, REQUEST AUDIO)

THE PUBLIC HEARING WAS CLOSED AT 7:29 P.M. THE MAYOR THANKS EVERYONE FOR SPEAKING.

#### IV. CONSENT ITEMS

ITEMS LISTED UNDER THE CONSENT AGENDA ARE CONSIDERED ROUTINE AND ARE GENERALLY ENACTED IN ONE MOTION. THE EXCEPTION TO THIS RULE IS THAT A COUNCIL MEMBER MAY REQUEST ONE OR MORE ITEMS TO BE REMOVED FROM THE CONSENT AGENDA FOR SEPARATE DISCUSSION AND ACTION.

- A. CONSENT AND APPROVAL OF CROSS CREEK COMMONS (RETAIL SITE) REPLAT NO. 1/PRELIMINARY PLAT
- B. CONSENT AND APPROVAL OF PARK LANE FULSHEAR/FINAL PLAT
- C. CONSENT AND APPROVAL OF FULBROOK ON FULSHEAR CREEK- SECTION 8/FINAL PLAT
- D. CONSENT AND APPROVAL OF FULBROOK ON FULSHEAR CREEK- SECTION 12/FINAL PLAT
- E. CONSENT AND APPROVAL OF TAMARRON TRACE SECTION 2- STREET DEDICATION/PRELIMINARY PLAT
- F. CONSENT AND APPROVAL OF TAMARRON TRACE SECTION 3- STREET DEDICATION/PRELIMINARY PLAT
- G. CONSENT AND APPROVAL OF TAMARRON COLES CANYON AND RILEYS RIDGE- STREET DEDICATION/PRELIMINARY PLAT
- H. CONSENT AND APPROVAL OF TAMARRON SECTION 16/PRELIMINARY PLAT
- I. CONSENT AND APPROVAL OF TIME EXTENSION FOR PLAT APPROVAL OF FULBROOK ON FULSHEAR CREEK SECTION 9
- J. CONSENT AND APPROVAL OF MINUTES FROM NOVEMBER 3, 2016 SPECIAL CITY COUNCIL MEETING AND WORKSHOP
- K. CONSENT AND APPROVAL OF MINUTES FROM NOVEMBER 28, 2016 SPECIAL CITY COUNCIL MEETING AND WORKSHOP
- L. CONSENT AND APPROVAL OF MINUTES FROM NOVEMBER 28, 2016 WORKSHOP AND TOWN HALL MEETING
- M. CONSENT AND APPROVAL OF MINUTES FROM DECEMBER 13, 2016 CITY COUNCIL MEETING

COUNCIL MEMBER KRENEK STATED SHE WOULD LIKE TO TAKE ITEM I. SEPARATELY.

MR. GILL REQUESTS TO BE MORE TIMELY WITH MINUTES.

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE ITEMS A-H AND J-M. IT WAS SECONDED BY COUNCIL MEMBER ASHLEY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER ASHLEY, GILL, KRENEK, AND RIDGE

NAYS: NONE

ABSENT: MAYOR PRO TEM TRISTAN

A SHORT DISCUSSION FOLLOWED REGARDING ITEM I. (CONSENT AND APPROVAL OF TIME EXTENSION FOR PLAT APPROVAL OF FULBROOK ON FULSHEAR CREEK SECTION 9)

COUNCIL MEMBER KRENEK ASKS FOR CLARIFICATION ON TIME EXTENSION. CJ AND DAVID LEYENDECKER EXPLAIN.

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE ITEM I. IT WAS SECONDED BY COUNCIL MEMBER RIDGE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER ASHLEY, GILL, KRENEK, AND RIDGE

NAYS: NONE

ABSENT: MAYOR PRO TEM TRISTAN

ALL ITEMS ON CONSENT AGENDA PASS

MAYOR ROBERTS ASKS COUNCIL TO MOVE ITEM M TO THE BEGINNING OF THE BUSINESS ITEMS. THE PRINCIPAL OF FULSHEAR HIGH SCHOOL MR. WARD IS PRESENT. NO OBJECTIONS. PLEASE MOVE TO ITEM "M" IN BUSINESS ITEMS.

## V. BUSINESS ITEMS

- A. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A SPECIAL USE PERMIT FOR PROPERTY LOCATED AT 30406 SECOND STREET, FULSHEAR, TEXAS 77441; ALLOWING FOR THE CONSTRUCTION OF AN ACCESSORY STRUCTURE FIVE (5) FEET OFF OF THE PROPERTY LINE. APPLICANT/PROPERTY OWNER: MIKE DAVENPORT

A MOTION WAS MADE BY COUNCIL MEMBER GILL TO APPROVE A SPECIAL USE PERMIT FOR 30406 SECOND STREET, FULSHEAR, TEXAS 77441. IT WAS SECONDED BY COUNCIL MEMBER RIDGE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER ASHLEY, GILL, KRENEK, AND RIDGE

NAYS: NONE

ABSENT: MAYOR PRO TEM TRISTAN

MOTION PASSES

- B. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2017-337 A RESOLUTION OF THE CITY OF FULSHEAR ADDING ASSISTANT CITY MANAGER PAULA RYAN AS SIGNATORY ON THE CITY'S FINANCIAL ACCOUNTS

A MOTION WAS MADE BY COUNCIL MEMBER RIDGE TO APPROVE RESOLUTION 2017-337 A RESOLUTION OF THE CITY OF FULSHEAR ADDING ASSISTANT CITY MANAGER PAULA RYAN AS SIGNATORY ON THE CITY'S FINANCIAL ACCOUNTS. IT WAS SECONDED BY COUNCIL MEMBER KRENEK. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER ASHLEY, GILL, KRENEK, AND RIDGE

NAYS: NONE

ABSENT: MAYOR PRO TEM TRISTAN

MOTION PASSES

- C. CONSIDERATION AND POSSIBLE ACTION TO APPROVE STREET DEDICATIONS, UTILITY CONVEYANCES AND SURETY AGREEMENTS FOR FULSHEAR BEND DRIVE EXTENSION NO.1, FLEWELLEN BRIDGE, AND CREEK COVE AT CROSS CREEK RANCH SECTION 8

DAVID LEYENDECKER EXPLAINS THEY HAVE MET ALL CRITERIA AND HE RECOMMENDS THE CITY ACCEPT THESE PROJECTS.



A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE STREET DEDICATIONS, UTILITY CONVEYANCES AND SURETY AGREEMENTS FOR FULSHEAR BEND DRIVE EXTENSION NO. 1, FLEWELLEN BRIDGE, AND CREEK COVE AT CROSS CREEK RANCH SECTION 8. IT WAS SECONDED BY COUNCIL MEMBER RIDGE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER ASHLEY, GILL, KRENEK, AND RIDGE

NAYS: NONE

ABSENT: MAYOR PRO TEM TRISTAN

MOTION PASSES

**D. CONSIDERATION AND POSSIBLE ACTION TO APPROVE STREET DEDICATIONS, UTILITY CONVEYANCES AND SURETY AGREEMENTS FOR FULSHEAR RUN SECTIONS 1 AND 2**

DAVID LEYENDECKER EXPLAINS THESE PROJECTS ARE EXACTLY THE SAME AS ITEM C. HE RECOMMENDS THE CITY ACCEPT THE IMPROVEMENTS. COUNCIL MEMBER RIDGE ANNOUNCES SHE WILL ABSTAIN FROM THIS ONE.

A MOTION WAS MADE BY COUNCIL MEMBER GILL TO APPROVE STREET DEDICATIONS, UTILITY CONVEYANCES AND SURETY AGREEMENTS FOR FULSHEAR RUN SECTIONS 1 AND 2. IT WAS SECONDED BY COUNCIL MEMBER ASHLEY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS ASHLEY, GILL AND KRENEK (COUNCIL MEMBER RIDGE ABSTAINED FROM VOTING)

NAYS: COUNCIL MEMBER RIDGE (ABSTAINED)

ABSENT: MAYOR PRO TEM TRISTAN

MOTION PASSES

**E. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE No. 2017-1236 AN ORDINANCE OF THE CITY OF FULSHEAR APPROVING THE ADDITION OF RESTRICTED PRIOR SERVICE CREDIT IN THE TEXAS MUNICIPAL RETIREMENT SYSTEM FOR ELIGIBLE EMPLOYEES**

PAULA RYAN EXPLAINS THIS ITEM. IT HAS NO MONETARY VALUE AND ONLY AFFECTS EMPLOYEES VESTING. (FOR FULL COMMENTARY, REQUEST RECORDING)

A MOTION WAS MADE BY COUNCIL MEMBER GILL TO APPROVE ORDINANCE 2017-1236 AND ORDINANCE OF THE CITY OF FULSHEAR APPROVING THE ADDITION OF RESTRICTED PRIOR SERVICE CREDIT IN THE TEXAS MUNICIPAL RETIREMENT SYSTEM FOR ELIGIBLE EMPLOYEES. IT WAS SECONDED BY COUNCIL MEMBER KRENEK. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER ASHLEY, GILL, KRENEK, AND RIDGE

NAYS: NONE

ABSENT: MAYOR PRO TEM TRISTAN

MOTION PASSES

**F. DISCUSSION AND CONSIDERATION ON UPDATE FOR COMMUNITY EVENTS**

CJ SNIPES DISCUSSES THE CITY EVENTS AFTER THE SEPARATION FROM THE CHAMBER OF COMMERCE. CITIZENS DOWNTOWN WANT A ST. PATRICK'S DAY EVENT BECAUSE THIS EVENT IS THE LEADING SALES TAX GENERATOR FOR THEIR BUSINESS. HE IS MEETING WITH VOLUNTEERS TO GET SOMETHING ORGANIZED. THE CITY REQUESTED 4B TO FUND THIS EVENT. THIS IS JUST AN UPDATE TO COUNCIL ON UPCOMING EVENTS.

COUNCIL MEMBER STEPHEN GILL ASKS QUESTIONS REGARDING EVENTS/CHAMBER AND 4A AND 4B. MAYOR ROBERTS ANSWERS/DISCUSSES THE QUESTIONS.

COUNCIL MEMBER TRICIA KRENEK DISCUSSES THE RELATIONSHIP WITH THE CHAMBER.

MAYOR ROBERTS ALLOWS MR. CROCKETT FROM THE CHAMBER TO SPEAK. HE EXPLAINS ABOUT SPONSORSHIP AND ISSUES WITH EDC MEMBERS. CITIZENS CLAPPED.

COUNCIL MEMBER ASHLEY ASKS "DOES THE CITY GIVE THE CHAMBER MONEY OR NOT?" CJ EXPLAINS THE CITY BUYS A SPONSORSHIP. FOR THE PAST YEAR, THE CITY PAID \$5,000 FOR MEMBERSHIP TO THE CHAMBER . THE CITY PAYS BILLS DIRECTLY FOR OTHER EXPENSES. (FOR FULL COMMENTARY, REQUEST AUDIO)

**G. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION No. 2017-338 A RESOLUTION OF THE CITY OF FULSHEAR CREATING A TREE PRESERVATION POLICY**

CJ STATES HE BELIEVES THIS IS THE HAPPY MEDIUM. WE WANT TO SEE TREES PROTECTED IN SOME MANNER. THE POLICY WAS BORROWED FROM JOHNSON DEVELOPMENT.

COUNCIL MEMBER KRENEK ASKS HOW HE CAN ENFORCE THIS SINCE IT IS A RESOLUTION. CJ STATES THIS IS A POLICY, NOT A REGULATION. COUNCIL MEMBER KRENEK STATES THIS DOES NOT PROTECT DOWNTOWN AT ALL. (FOR FULL COMMENTARY, REQUEST AUDIO)

COUNCIL MEMBER RIDGE HAS ASKED FOR THIS FOR 6 YEARS TRYING TO SAVE THE OLD TREES. WE ARE GETTING CLEAR CUTTING BECAUSE WE ARE DOING NOTHING.

COUNCIL MEMBER ASHLEY LIKES THE RESOLUTION MORE THAN THE ORDINANCE CALLING FOR A 30% CANOPY.

COUNCIL MEMBER GILL AGREES WITH MS. KRENEK. THERE IS NOTHING TANGIBLE THAT WE CAN ENACT FROM THE TREE COMMITTEE. YOU CANNOT REQUIRE A COMMERCIAL DEVELOPMENT TO PUT 35% CANOPY WHEN THEY HAVE TO PUT PARKING AND ALL OTHER REQUIREMENTS. WHY DON'T WE SIT DOWN WITH DEVELOPERS AND COME UP WITH SOMETHING FOR FUTURE DEVELOPMENT AGREEMENTS? HE SUGGEST THEY ENTER INTO A DISCUSSION WITH DEVELOPERS.

(FOR FULL COMMENTARY, REQUEST AUDIO)

MAYOR ROBERTS ASKS COUNCIL TO POSTPONE BOTH ITEMS REGARDING TREE PRESERVATION UNTIL A WORKSHOP WITH DEVELOPERS CAN BE HELD.

A MOTION WAS MADE TO TABLE AND HOLD A WORKSHOP AND INVOLVE DEVELOPERS BY COUNCIL MEMBER GILL REGARDING RESOLUTION NO 2017-338 A RESOLUTION OF THE CITY OF FULSHEAR CREATING A TREE PRESERVATION POLICY. COUNCIL MEMBER GILL ASKED FOR A WORKSHOP BEFORE THE NEXT CITY COUNCIL MEETING. IT WAS SECONDED BY COUNCIL MEMBER ASHLEY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER ASHLEY, GILL, KRENEK, AND RIDGE

NAYS: NONE

ABSENT: MAYOR PRO TEM TRISTAN

MOTION PASSES TO POSTPONE AND HOLD A WORKSHOP

**H. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE No. 2017-1237 AN ORDINANCE OF THE CITY OF FULSHEAR REGARDING TREE PRESERVATION**

A MOTION TO POSTPONE ORDINANCE NO 2017-1237 AN ORDINANCE OF THE CITY OF FULSHEAR REGARDING TREE PRESERVATION WAS MADE BY COUNCIL MEMBER RIDGE (AND MOVE FOR A WORKSHOP). IT WAS SECONDED BY COUNCIL MEMBER ASHLEY.

COUNCIL MEMBER KRENEK WANTS AN ACCOUNTING OF WHAT WE HAVE SPENT TO DATE TO DRAFT THAT ORDINANCE AND WHY THE CHANGES FROM THE TOWN HALL MEETING HAVE NOT BEEN MADE IN THE ORDINANCE. CJ WILL FIND OUT THE CURRENT EXPENDITURE ON THIS ITEM.

THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER ASHLEY, GILL, AND RIDGE

NAYS: COUNCIL MEMBER KRENEK

ABSENT: MAYOR PRO TEM TRISTAN

MOTION PASSES TO POSTPONE AND HOLD A WORKSHOP

**I. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE No. 2017-1238 AN ORDINANCE OF THE CITY OF FULSHEAR AMENDING ORDINANCE No. 2011-1041 REGARDING NOISE BARRING COMMERCIAL DELIVERIES AFTER CERTAIN HOURS IN CERTAIN ZONES OF THE CITY**

MAYOR ROBERTS ANNOUNCED THAT STAFF ASKED FOR THIS ITEM TO BE POSTPONED.

A MOTION TO POSTPONE THE APPROVAL OF ORDINANCE 2017-1238 AN ORDINANCE OF THE CITY OF FULSHEAR AMENDING ORDINANCE NO 2011-1041 REGARDING NOISE BARRING COMMERCIAL DELIVERIES AFTER CERTAIN HOURS IN CERTAIN ZONES OF THE CITY WAS MADE BY COUNCIL MEMBER KRENEK. IT WAS SECONDED BY COUNCIL MEMBER RIDGE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER ASHLEY, GILL, KRENEK, AND RIDGE

NAYS: NONE

ABSENT: MAYOR PRO TEM TRISTAN

MOTION PASSES TO POSTPONE

**J. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE No. 2017-1239 AN ORDINANCE OF THE CITY OF FULSHEAR ADOPTING RULES AND PROCEDURES FOR COUNCIL INVESTIGATIONS**

GRADY RANDLE EXPLAINS RULES FOR INVESTIGATIONS. THIS IS PROPOSED RULES FROM A SECOND OPINION ATTORNEY.

COUNCIL MEMBER KRENEK ASKS A QUESTION REGARDING SECTION 2.3 OF THE DOCUMENT. GRADY EXPLAINS IT IS COVERED UNDER SECTION 2.6.

COUNCIL MEMBER GILL ASKS ABOUT SECTION 2.8. GRADY EXPLAINS. (FOR FULL COMMENTARY, REQUEST AUDIO)

A MOTION WAS MADE BY COUNCIL MEMBER GILL TO APPROVE ORDINANCE NO 2017-1239 AN ORDINANCE OF THE CITY OF FULSHEAR ADOPTING RULES AND PROCEDURES FOR COUNCIL INVESTIGATIONS. IT WAS SECONDED BY COUNCIL MEMBER RIDGE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER ASHLEY, GILL, KRENEK, AND RIDGE

NAYS: NONE

ABSENT: MAYOR PRO TEM TRISTAN

MOTION PASSES

**K. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE No. 2017-1240 AN ORDINANCE OF THE CITY OF FULSHEAR CREATING AN OFFENSE FOR DISOBEDIENCE OF A SUBPOENA**

*PER GRADY RANDLE -THIS IS A FOLLOW UP ORDINANCE TO THE RULES AND PROCEDURES OF COUNCIL.*

*COUNCIL MEMBER KRENEK EXPLAINS THE FINE IS \$500 IF ANYONE DISOBEYS A SUBPOENA OR A SUBPOENA DUCES TECUM, BUT IF IT IMPACTS THE FIRE, SAFETY, ZONING OR PUBLIC HEALTH SANITATION THE FINE GOES UP TO \$2000 AND EACH DAY IS A SEPARATE OFFENSE.*

*A MOTION WAS MADE BY COUNCIL MEMBER GILL TO APPROVE ORDINANCE NO 2017-1240 AN ORDINANCE OF THE CITY OF FULSHEAR CREATING AN OFFENSE FOR DISOBEDIENCE OF A SUBPOENA. IT WAS SECONDED BY COUNCIL MEMBER ASHLEY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: COUNCIL MEMBER ASHLEY, GILL, KRENEK, AND RIDGE*

*NAYS: NONE*

*ABSENT: MAYOR PRO TEM TRISTAN*

*MOTION PASSES*

**L. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE No. 2017-1241 AN ORDINANCE OF THE CITY OF FULSHEAR ADOPTING RULES OF PROCEDURE FOR COUNCIL MEETINGS**

*GRADY RANDLE EXPLAINS THE 10 SECTIONS OF THIS ORDINANCE.*

*SECTION 2 ADOPTS ROBERT'S RULES OF ORDER.*

*COUNCIL MEMBER KRENEK ASKS QUESTIONS ABOUT SECTION 3. GRADY ANSWERS.*

*COUNCIL MEMBER GILL AND KRENEK WANT TO AMEND SECTION 4.3 TO INCLUDE WORKSHOPS AND SPECIAL MEETINGS (GRADY AGREES)*

*SECTION 5 STATES PROCEDURE FOR PUTTING ITEMS ON THE AGENDAS.*

*SECTION 6 ADDRESSING SPEAKING AT MEETINGS. COUNCIL MEMBER KRENEK WANTS TO STRIKE "IF ANY" FROM PUBLIC COMMENT ON THIS SECTION. (GRADY COMPLIES)*

*SECTION 7 DISCUSSES DELIBERATION BEFORE/AFTER A MOTION.*

*SECTION 9 MAYOR ROBERTS QUESTIONS HOW VOTING WOULD OCCUR WITH COUNCIL. CJ AND GRADY EXPLAIN.*

*A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE ORDINANCE NO 2017-1241 AN ORDINANCE OF THE CITY OF FULSHEAR ADOPTING RULES OF PROCEDURE FOR COUNCIL MEETINGS WITH THE FOLLOWING AMENDMENTS: RENUMBERING THE SUBHEADINGS, AMENDING SECTION 4.3 TO INCLUDE SPECIAL MEETINGS, AND AMENDING SECTION 7.3 STRIKING ON THE HEADING ON ITEMS AND STRIKING "IF ANY". IT WAS SECONDED BY COUNCIL MEMBER RIDGE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: COUNCIL MEMBER ASHLEY, GILL, KRENEK, AND RIDGE*

*NAYS: NONE*

*ABSENT: MAYOR PRO TEM TRISTAN*

*MOTION PASSES*

**MAYOR ROBERTS ASKS COUNCIL TO TAKE A 5 MINUTE RECESS AT 9:00 P.M.**

*A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO TAKE A RECESS. IT WAS SECONDED BY COUNCIL MEMBER RIDGE. IT WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: COUNCIL MEMBER ASHLEY, GILL, KRENEK, AND RIDGE*

*NAYS: NONE*

ABSENT: MAYOR PRO TEM TRISTAN

MAYOR ROBERTS RECONVENED BACK INTO REGULAR SESSION AT 9:21 P.M. (MOVE TO ITEM N.)

**M. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE No. 2017-1242 AN ORDINANCE OF THE CITY OF FULSHEAR RENAMING BOIS D' ARC LANE NORTH OF FM 1093 TO CHARGER WAY**

A MOTION WAS MADE BY COUNCIL MEMBER GILL TO APPROVE ORDINANCE NO 2017-1242 AN ORDINANCE OF THE CITY OF FULSHEAR RENAMING BOIS D' ARC LANE NORTH OF FM 1093 TO CHARGER WAY. IT WAS SECONDED BY COUNCIL MEMBER RIDGE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER ASHLEY, GILL, KRENEK, AND RIDGE

NAYS: NONE

ABSENT: MAYOR PRO TEM TRISTAN

MOTION PASSES

**N. CONSIDERATION AND POSSIBLE ACTION TO APPROVE INTERLOCAL AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FORT BEND COUNTY REGARDING THE CREATION OF ONE OR MORE COUNTY ASSISTANCE DISTRICTS IN VARIOUS PORTIONS OF THE CITY'S EXTRATERRITORIAL JURISDICTION**

CJ SNIPES EXPLAINS THE STAFF RECOMMENDS THAT WE ENTER INTO THIS INTERLOCAL AGREEMENT WITH A COUPLE OF AMENDMENTS. 1) A CLARIFICATION ON THE TIMELINE FOR THE REMITTANCE OF FUNDS. WE SUGGEST 60 DAYS PAST THE COLLECTION OR RECEIPT FROM THE COMPTROLLER'S OFFICE. 2) ALSO TO ADD THE RIGHT TO OBJECT TO ANY FURTHER ANNEXATIONS ON 60 DAYS NOTICE. 3) AND SEE A PROVISION FOR A FUTURE MAP DETAILING WHERE THAT IS.

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO APPROVE THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FORT BEND COUNTY REGARDING THE CREATION OF ONE OR MORE COUNTY ASSISTANCE DISTRICTS IN VARIOUS PORTIONS OF THE CITY'S EXTRATERRITORIAL JURISDICTION (AMENDING SECTION 3 TO INCLUDE LANGUAGE THAT WITHIN 60 DAYS OF RECEIPT OF PROCEEDS FROM THE COMPTROLLER AND AMENDING SECTION 5 UPON NOTICE OF ANNEXATION THE CITY HAS RIGHT TO OBJECT ON THE SAME TERMS AS UPON CREATION OR CONSENT AND PLUS AN ANNEXATION MAP. IT WAS SECONDED BY COUNCIL MEMBER ASHLEY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER ASHLEY, GILL, KRENEK, AND RIDGE

NAYS: NONE

ABSENT: MAYOR PRO TEM TRISTAN

MOTION PASSES

**VI. EXECUTIVE SESSION – CLOSED SESSION IN ACCORDANCE WITH THE GOVERNMENT CODE 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING. A GOVERNMENTAL BODY MAY NOT CONDUCT A PRIVATE CONSULTATION WITH ITS ATTORNEY EXCEPT:**

**1) WHEN THE GOVERNMENTAL BODY SEEKS THE ADVICE OF ITS ATTORNEY ABOUT:**

**A) PENDING OR CONTEMPLATED LITIGATION; OR**

**B) A SETTLEMENT OFFER; OR**

**2) ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THIS CHAPTER.**

**UPDATE ON LITIGATION**

A MOTION WAS MADE BY COUNCIL MEMBER RIDGE TO CONVENE INTO EXECUTIVE SESSION AT 9:26 P.M. IT WAS SECONDED BY COUNCIL MEMBER KRENEK. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER ASHLEY, GILL, KRENEK, AND RIDGE

NAYS: NONE

ABSENT: MAYOR PRO TEM TRISTAN

**VII. RECONVENE AND TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION IF DEEMED APPROPRIATE**

AT 10:10 P.M. COUNCIL RECONVENED BACK INTO REGULAR SESSION.

NO ACTION WAS TAKEN

**VIII. ADJOURNMENT**

A MOTION WAS MADE BY COUNCIL MEMBER KRENEK TO ADJOURN. IT WAS SECONDED BY COUNCIL MEMBER RIDGE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER ASHLEY, GILL, KRENEK, AND RIDGE

NAYS: NONE

ABSENT: MAYOR PRO TEM TRISTAN

THE MEETING ADJOURNS AT 10:11 P.M.

\_\_\_\_\_  
JEFF W. ROBERTS, MAYOR OF THE CITY OF FULSHEAR

ATTEST:

\_\_\_\_\_  
KIMBERLY KOPECKY, DEPUTY CITY SECRETARY